

# \$1,249,900 - 1732 46 Avenue Sw, Calgary

MLS® #A2219144

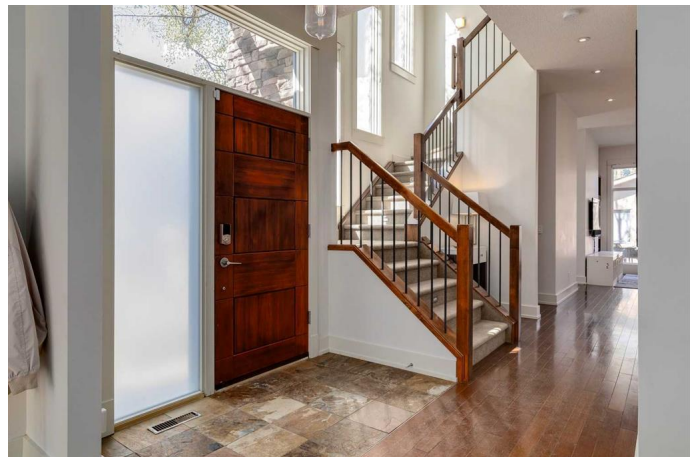
**\$1,249,900**

4 Bedroom, 4.00 Bathroom, 2,296 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

Presenting 1732 46 AV SW: an impressive executive infill situated on a desirable 30x125 end lot with a sought-after west-facing backyard. Enjoy unparalleled walkability to Altadore School, Rundle Academy, and vibrant playgrounds like Green Emerald and Verna Reid. Nature enthusiasts will appreciate the proximity to River Park Off Leash, Sandy Beach, and Glenmore Athletic Park. And when urban convenience calls, the countless range of walkable amenities are just minutes away. Inside, the open-concept main floor, with its soaring 10ft ceilings and 8ft doors, is bathed in natural light streaming through expansive windows – an entertainer's dream! The gourmet kitchen showcases sleek modern cabinetry, stylish glass backsplash, and high-end Viking and Bosch appliances, complemented by a convenient butler's pantry leading to the elegant dining room and impressive living area. Upstairs, the generous master suite features vaulted ceilings and a charming tree-lined Juliet balcony. Indulge in the spa-inspired ensuite, complete with a steam shower, luxurious soaker tub, heated floors, and a custom wardrobe. The upper level also offers a spacious laundry room, two additional bedrooms, and a well-appointed second full bathroom. The inviting lower level provides a comfortable guest bedroom and bathroom, along with an ideal space for relaxing evenings. Additional highlights include hydronic in-floor heating, updated furnace, a/c, and irrigation. This thoughtfully designed home



offers enduring quality and an exceptional lifestyle.

Built in 2007

### **Essential Information**

MLS® #	A2219144
Price	\$1,249,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,296
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1732 46 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2R5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage

	Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Level, Low Maintenance Landscape
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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