

# \$1,329,900 - 2027 42 Avenue Sw, Calgary

MLS® #A2227852

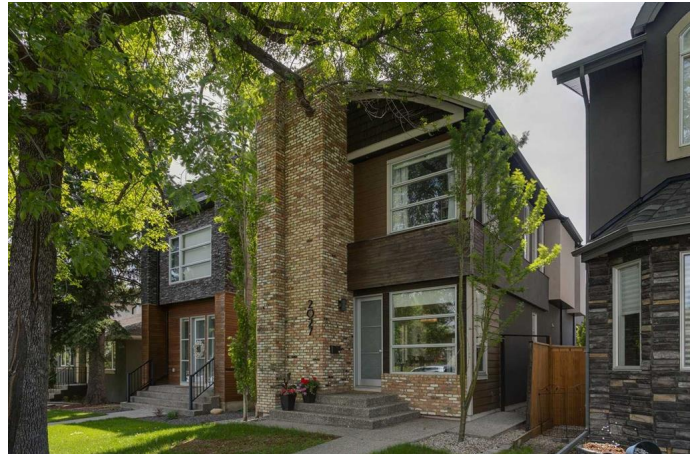
**\$1,329,900**

4 Bedroom, 4.00 Bathroom, 1,975 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SAT JUNE 14TH 11AM-1PM & SUN JUNE 15TH 2PM-4PM Welcome to this beautifully finished home in one of Calgary's most desirable neighborhoods—Altadore. Perfectly situated on a sought-after north/south-facing lot, this property is just steps from Flanders Park and a short walk to all the amenities, shops, and restaurants in vibrant Marda Loop. Inside, you'll find a thoughtfully designed main floor with an open-concept layout that's ideal for everyday living and entertaining. The cozy great room features a sleek tile-surround fireplace, while the spacious mudroom and convenient powder room offer added functionality. Warm hardwood flooring runs throughout, adding a touch of natural charm and continuity to the space. The heart of the home—the gourmet kitchen—is a true showstopper. It boasts custom cabinetry, quartz countertops, a large central island, stainless steel appliances including a gas range, a new built-in microwave, and a bonus bar fridge, making it a dream space for any home chef. Upstairs, you'll find three generously sized bedrooms, a second bathroom, and a smartly designed built-in workspace that's perfect for working from home or homework time. The spacious primary suite is a true retreat, complete with a 5-piece ensuite and walk-in closet that's sure to impress. Fresh new carpeting (installed in 2023) adds comfort and warmth throughout the upper level. The fully developed basement



offers even more space to relax and entertain with a large family/rec room, a built-in wet bar with an additional bar fridge, a fourth bedroom, and a beautiful full bathroom. It also features brand-new carpeting (2023), making it feel fresh, cozy, and ready to enjoy. This home has been thoughtfully maintained and updated over the years, including a new roof in 2017, full interior painting in 2023, and major mechanical upgrades, a new furnace and water softener in 2020, plus a brand-new hot water tank in 2024—providing peace of mind for years to come. The south-facing backyard is a private retreat, perfect for both quiet mornings and lively evenings. It features an exposed aggregate patio, a raised brick sitting area, and a retractable awning for shade on sunny days, the wired-in string lighting adds a cozy, relaxed vibe—great for winding down or entertaining—making it the perfect space to lounge with family and friends, day or night. Additional features include air conditioning, and a double detached garage. Don't miss your chance to own this incredible home in a prime location. Contact us today to book your private showing!

Built in 2012

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227852    |
| Price          | \$1,329,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,975       |
| Acres          | 0.07        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2027 42 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 2M8           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Dry Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)                     |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                          |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Awning(s), Lighting, Private Entrance, Private Yard                                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Street Lighting, Treed, Yard Lights |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Stone, Stucco, Wood Frame                                                                                 |
| Foundation        | Poured Concrete                                                                                           |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 4th, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 12   |
| Zoning         | R-CG |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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