

# \$2,795,000 - 1607 42 Avenue Sw, Calgary

MLS® #A2188645

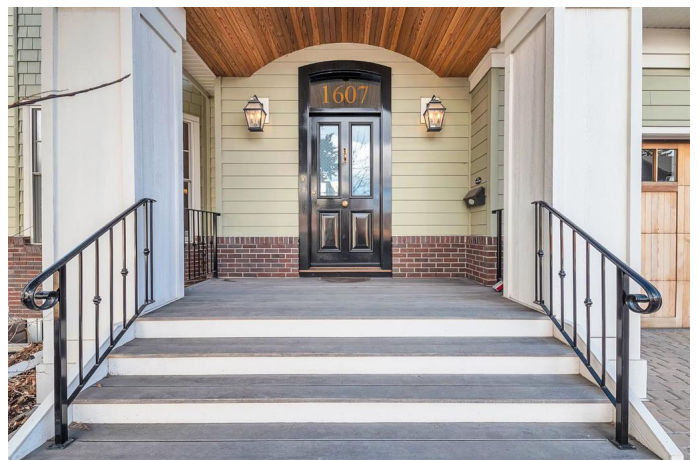
**\$2,795,000**

4 Bedroom, 5.00 Bathroom, 4,589 sqft

Residential on 0.17 Acres

Altadore, Calgary, Alberta

This exquisite British-inspired, custom-built family home seamlessly blends timeless elegance with modern luxury, offering an impressive 6,500 square feet developed space. Every detail has been thoughtfully designed to create a residence that is both functional and sophisticated, making it the ideal sanctuary for families. Upon entering, you are welcomed by a charming entry vestibule that sets the tone for the warmth and character found throughout. At the heart of the home is a chef's dream kitchen, featuring premium Miele appliances, a stunning butcher block island measuring 9' x 6'8" perfect for culinary creations and social gatherings and a walk-in pantry for added storage and convenience. Adjacent to the kitchen, a formal dining room with built-in lighted cabinets enhances the home's elegance, while a sunroom bathed in natural light provides a seamless connection to the backyard. A main floor office, complete with built-in desk and cabinetry, offers the perfect space for working from home. This home boasts 4 generously sized bedrooms, each thoughtfully designed with its own walk-in closet, and 5 beautifully crafted bathrooms. The primary suite is a true retreat, featuring an expansive layout with a private sitting area, a 2nd fireplace for added ambiance, and a spa-inspired ensuite with luxurious finishes that create a sanctuary of relaxation and refinement. Additional spaces include a dedicated gym, offering the convenience of



staying active at home, and an oversized heated double garage with in-floor heating and a rough-in for an EV charger, combining practicality with forward-thinking functionality. The lower level features an oversized recreation room with a wet bar, perfect for entertaining. Solar panels reflect the home's commitment to sustainability, while air conditioning and zoned in-floor heating provide year-round comfort. Backing directly onto a playground and 2 schools, this home is perfectly positioned for families, offering a location that is both practical and picturesque. For pet lovers, the added bonus of being just one block from a dog park makes this property even more appealing! With its classic architectural details and thoughtful layout, this home captures the essence of timeless charm while meeting the demands of modern living. It is a space where elegance and contemporary amenities come together to create the perfect environment for a growing family. If you've been searching for a spacious, elegant, and functional home in a prime family-friendly location, this exceptional property is waiting for you!

Built in 2018

### **Essential Information**

MLS® #	A2188645
Price	\$2,795,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,589
Acres	0.17
Year Built	2018
Type	Residential
Sub-Type	Detached

Style 2 Storey  
Status Active

### Community Information

Address 1607 42 Avenue Sw  
Subdivision Altadore  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2T 2M4

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Bookcases, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar  
Appliances Central Air Conditioner, Dishwasher, Gas Range, Microwave, Wine Refrigerator  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Lighting  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Fruit Trees/Shrub(s), Garden  
Roof Asphalt Shingle  
Construction Brick  
Foundation Poured Concrete

### Additional Information

Date Listed January 23rd, 2025  
Days on Market 89

Zoning R-CG

## **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.