



\$ 1,188,000.00

2004 42 AVENUE SW CALGARY

<https://paulbrinton.com>

Come settle into the heart of Calgary's Altadore inner city modern lifestyle home. Enjoy over 3000 sq/ft of developed space in your inner-city custom built home. This custom 4 bed 4.5 bath is a must see! This luxury home welcomes you in with an impressive modern contemporary street appeal while...

- 4 beds
- 5 baths
- Semi Detached
- Residential
- Active

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BASIC FACTS

Style: 3 Storey, Side by Side

MLS ® #: A1160432

Type: Semi Detached

Bedrooms: 4

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-20 01:14:16

Bathrooms: 5

Bedrooms Above Grade: 3

Date added: 11/20/21

Two Piece Bath: 1

Lot size: 3003 sq ft

Year built: 2011

Parking: Alley Access, Double Garage Detached, Insulated

PROPERTY FEATURES

Garage YN: Yes

Flooring: Ceramic Tile,Hardwood

Exterior Features: Garden,Private Yard

District: CAL Zone CC

Inclusions: Elan Media server, Alarm system no contract,

Total Parking: 2

Community Features: Park,Schools Nearby,Playground,Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Skylight(s),Soaking Tub,Sump Pump(s),Walk-In Closet(s),Wired for Sound



Lot Features: Back Lane,Low Maintenance
Landscape,Landscaped,Underground
Sprinklers,Rectangular Lot,Treed

Heating Type: In Floor,Forced Air,Natural
Gas

Roof Type: Green Roof,Membrane

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Upper Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 8

Construction Materials:

Cedar,Manufactured Floor Joist,Other,Silent
Floor Joists,Stucco

Foundation: ICF Block,Poured Concrete

Appliances: Bar Fridge,Dishwasher,Garage
Control(s),Garburator,Gas
Range,Microwave,Range
Hood,Refrigerator,Washer/Dryer
Stacked,Water Conditioner,Window Coverings

Subdivision Name: Altadore

Lot Size Acres: 0.07

Levels: Three Or More

Zoning: R-C2

List Price Square Foot: \$ 519.23

Photo Count: 48

Unit Exposure: S

Suite: No

Frontage Metres: 7.62M 25`0"

Living Area SF: 2288.00

Structure Type: Duplex

Restrictions: See Remarks

