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2027 42 Avenue SW
Calgary, Alberta

MLS # A2306213



\$1,299,900

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|-----------|-----------------------------|--------|-------------------|
| Division: | Altadore | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,964 sq.ft. | Age: | 2012 (14 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Landscaped, Lawn | | |

| | | | |
|-------------|--|------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bookcases, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Wired for Sound | | |

Inclusions: Clothing cabinet in primary bedroom(in garage now) . Alarm system (not under contract)

There's a reason people fall in love with homes like this. It's not a single thing — it's the way it all works together. The way it's been cared for. The way it makes you feel like you're already home. This beautifully maintained residence offers refined design and everyday comfort, with thoughtful upgrades throughout that mean you can simply move in and start living. The main level sets the tone — its open-concept layout, rich hardwood floors, and soaring coffered ceilings offer a sense of flow that feels elegant and livable. The mudroom and powder room add the kind of polish that families and busy professionals appreciate. At its heart, the kitchen is built to impress without trying too hard. Custom cabinets, sleek quartz surfaces, and a generous island create a space that's at home hosting a dinner party or a Tuesday night family meal. Premium appliances — including a gas cooktop, beverage fridge, and newer dishwasher and built-in microwave — are a chef's dream. Upstairs, high ceilings and three large bedrooms offer room to breathe. A dedicated built-in workspace makes working from home feel intentional, not improvised. The primary suite, complete with a spa-inspired 5-piece ensuite, and spacious walk-in closet offers a genuine retreat. The finished basement extends your living space beautifully, with a large rec room, a wet bar with fridge, fourth bedroom, and a full bathroom — ready to enjoy from day one. This home has been meticulously cared for. A newer roof (2017), updated furnace and water softener (2020), a full interior repaint and plush carpeting (2023), and a new 75-gallon hot water tank (2024) mean the big things are already taken care of. The south-facing backyard is a summer oasis — its raised patio, with awning and ambient lighting turns an ordinary evening into something worth lingering over. Morning coffee or evening

entertaining with friends, this space delivers. And then there's where you get to live. Altadore lives up to its reputation with village charm — quiet streets, independent shops, and a vibrant foodie scene. Weekends mean slow brunches, sunny patios, and great coffee, all just a stroll away. Outside your door, Sandy Beach offers riverfront picnics and lazy summer afternoons tubing on the Elbow River. River Park — one of the best off-leash dog parks in the city — is a short stroll away. Flanders Park adds open spaces and playgrounds that young families return to again and again. Families also love the local school options. Altadore School is a wonderful public primary with a strong community feel. The Lycée offers prestigious private French education. Master's Academy is one of the city's top charters. Public, private, charter — the choices are here, and they're all good ones. And when the city calls, you're ready. The downtown core is close, transit is convenient, and getting out of town for a weekend adventure is easier than you'd think. Altadore doesn't need to oversell itself. It just quietly, confidently delivers — every single day