

1603 42 Avenue SW  
Calgary, Alberta

MLS # A2284447



**\$2,250,000**

|                  |                                                                         |               |                  |
|------------------|-------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Altadore                                                                |               |                  |
| <b>Type:</b>     | Residential/House                                                       |               |                  |
| <b>Style:</b>    | 2 Storey                                                                |               |                  |
| <b>Size:</b>     | 2,443 sq.ft.                                                            | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached, Insulated                                       |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                               |               |                  |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Lawn, Level, Low Maintenance Landscape, Rectangu |               |                  |

|                    |                                                                                                                                                                                                                           |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl                                                                                                                                                                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Cement Fiber Board, Stucco                                                                                                                                                                                         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Walk-In Closet(s), Wet Bar |                   |      |
| <b>Inclusions:</b> | Total of Two Bar Fridges, Miele Speed Oven                                                                                                                                                                                |                   |      |

Stunning new build by experienced inner-city builder Agile Developments! Perfectly positioned on a sunny, south backing oversized 30' x 125' corner lot in the heart of Altadore. A timeless, warm brick exterior creates exceptional curb appeal, while the corner orientation allows for additional east-facing windows that flood the home with beautiful natural light throughout the day. Offering over 3,300 sq ft of thoughtfully curated living space, this home showcases outstanding quality, craftsmanship, & a highly functional floor plan. The main level features 10-foot ceilings & wide-plank white oak hardwood floors, creating an airy & inviting atmosphere. A stylish front office is ideal for working from home & is accented by custom wrought-iron detailing that adds a contemporary edge. The dining area, complete with custom millwork & built-ins, flows seamlessly into the chef's kitchen, outfitted with Miele appliances, including a 6-burner dual-fuel range, Miele refrigerator, Miele Speed Oven, & Bosch dishwasher. A well-designed walk-in pantry with extensive custom cabinetry includes a beverage fridge & ample storage for small appliances. The pantry connects directly to a generous mudroom with built-ins, helping keep busy families organized. The expansive living room is anchored by a striking custom gas fireplace & large sliding doors that open to the sun-filled south backyard & spacious deck, ideal for indoor/outdoor entertaining. The upper level enjoys 9-foot ceilings throughout. The primary retreat overlooks the backyard & features a large walk-in closet with furniture-grade cabinetry & custom built-ins. The luxurious 6pc ensuite includes a steam shower, deep soaker tub, dual vanity, private water closet, heated floors, & premium plumbing fixtures by The Royal Flush. Two additional bedrooms are bright & well-proportioned, while the thoughtfully designed main

bathroom is designed to easily facilitate busy mornings. A convenient upper-level laundry room includes a sink, storage, & hanging space. The fully developed lower level offers a versatile media room, games area, fitness room, 4th bedroom, & full bathroom. Notably, there are no bulkheads, as ductwork is routed through open joists enhancing ceiling height & overall openness. In-floor radiant heating & high-performance triple-pane windows enhance energy efficiency, comfort, & sound attenuation ensuring year-round comfort. Ideally located half a block from Altadore Elementary School & Rundle Academy, & just one block from River Park, this home sits on a quiet street while remaining walking distance to the shops, cafes, & restaurants of Marda Loop. A rare opportunity for professionals & young families seeking refined inner-city living in one of Calgary's most vibrant communities. Expected completion is May 2026. Contact today to discuss available customization options & secure this exceptional home!