

\$799,900 - 2012 43 Avenue Sw, Calgary

MLS® #A2210213

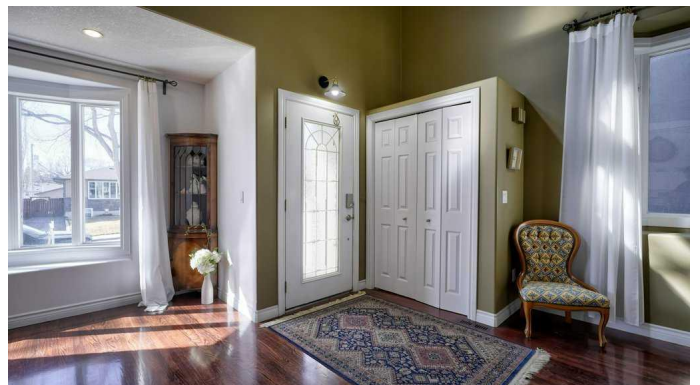
\$799,900

2 Bedroom, 3.00 Bathroom, 1,791 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Nestled on a quiet, tree-lined street in the heart of desirable Altadore, this beautifully updated single-family home offers exceptional living without the burden of condo fees. Boasting timeless curb appeal and a short walk from Marda Loop's best cafes, shops, and schools, this is inner-city living at its most comfortable and affordable. Step inside to a sun-filled front family room featuring soaring two-story ceilings and a dramatic focal fireplace. A main floor den provides the perfect work-from-home setup, while the updated kitchen impresses with white quartz countertops, crisp white cabinetry, herringbone backsplash, stainless steel appliances, and a spacious peninsula for casual dining or entertaining. The adjacent dining area is perfect for entertaining and opens directly onto your private, low-maintenance backyard. A newer Samsung steam washer and dryer set, along with an updated powder room, complete the main level. Upstairs, newer durable vinyl plank flooring extends throughout. A second loft-style office overlooks the family room, complemented by a spacious second bedroom and a 4-piece bathroom. The king-sized primary suite is a true retreat, featuring double French doors and a beautifully renovated 3-piece ensuite with heated marble floors, a walk-in shower with multiple shower heads, and a built-in bench. Additional updates include newer toilets, modern plumbing fixtures, and upgraded lighting throughout. The massive, partially finished basement offers



endless potential”designed to accommodate up to three bedrooms, a flex room or gym, full bathroom, and media space. With city approval, a side entrance could be added for a future suite. Mechanical upgrades include a 2021 hot water tank and three-year-old shingles. The double detached garage has been recently insulated and drywalled. Enjoy being just steps from top-rated schools such as Altadore School, Masters Academy, and Lyc e Louis Pasteur, as well as green spaces like River Park and Glenmore Athletic Park. You're also within walking distance to the vibrant shops and caf s of Marda Loop, including local favourite Monogram Coffee. This unbeatable location also offers swift access to downtown, Crowchild Trail, and Glenmore. Unbeatable value.

Built in 1998

Essential Information

MLS� #	A2210213
Price	\$799,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,791
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2012 43 Avenue Sw
Subdivision	Altadore
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 2N2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, French Door, High Ceilings
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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