

# \$1,050,000 - 2024 38 Avenue Sw, Calgary

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MLS® #A2231955

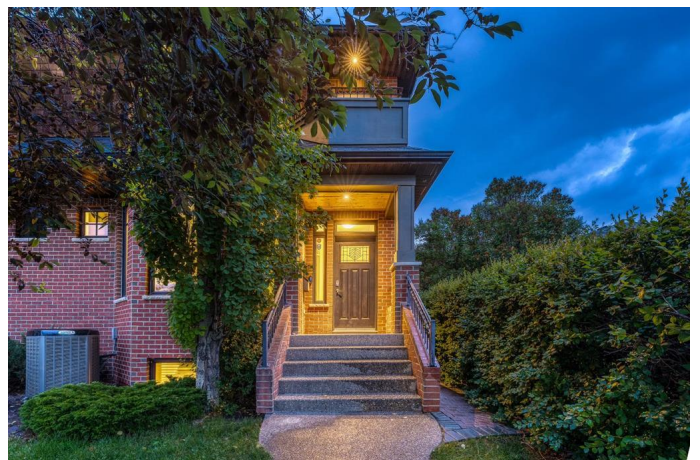
**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 1,988 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Welcome to this beautifully maintained and thoughtfully upgraded home in the heart of Altadore, where timeless design meets modern comfort. Located on a quiet, tree-lined street directly across from an open field, this elegant brick-faced property offers over 2,800 sq.ft. of total living space, blending classic architecture with smart, recent enhancements. Step inside to timeless elegance and expansive windows that flood the home with natural light. The well-planned layout balances open-concept flow with purposeful, well-defined spaces, perfect for both entertaining and everyday life. Custom features include three fireplaces, ceiling-height cabinetry, built-ins, bay windows and a wine/cold room that adds a functional touch to the finished basement. Since purchase, the home has been further enhanced with air conditioning, new Hunter Douglas blackout blinds, fresh paint, new carpeting, a radon mitigation system and a Reverse Osmosis water filtration system, investments in both peace of mind and quality of living. Enjoy cooking in the chef's kitchen with granite counters, a gas range and high-end stainless steel appliances. The spacious primary retreat includes a private balcony and the home features four bedrooms and four bathrooms throughout. Full hardwood floors on the main level and basement, plus in-floor heating in ensuite and basement, create a cozy yet refined feel year-round. A convenient mudroom with built-in storage keeps daily life



organized, while outside, a sunny deck and mature landscaping create the perfect setting for relaxing or entertaining. The garage is equipped with a professionally installed electric vehicle setup, with a dedicated 50 amp circuit and load management system for optimized performance and safety. Best of all, youâ€™re within walking distance to everything Altadore and Marda Loop has to offer: coffee shops, restaurants, schools and more. A must-see for those seeking location, lifestyle and a move-in-ready home with all the upgrades already taken care of.

Built in 2005

**Essential Information**

MLS® #	A2231955
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,988
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2024 38 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2K4

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Skylight(s), Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Great Room, Basement, Dining Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, City Lot, Front Yard, Interior Lot, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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