\$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 potentialâ€"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 Lycée 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 cafés 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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