1905 42 Avenue SW

Calgary | Active | MLS® A2355276

$2,299,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**2,821 sq. ft.**

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Listed by KPLI Real Estate Corporation

A closer look

An architectural masterpiece awaits at 1905 42 Avenue SW, where timeless European-inspired design meets modern luxury and exceptional craftsmanship. Offered as a rare pre-construction opportunity, this remarkable residence showcases a striking red brick façade, dramatic arched windows, and sophisticated black accents, creating a truly distinctive presence.

Inside, approximately 2,821 sq. ft. of above-grade living space has been thoughtfully designed with an emphasis on elegance, functionality, and refined finishes. The open-concept main floor welcomes you with soaring windows, an abundance of natural light, and extensive custom oak detailing throughout. A beautiful formal dining area flows seamlessly into the expansive kitchen, featuring an oversized island, built-in appliances, and a thoughtfully designed butler’s pantry. The adjoining living room is anchored by a stunning statement fireplace, creating an inviting space for both entertaining and everyday living. A private home office, elegant powder room, and spacious mudroom complete the main level.

Upstairs, the primary retreat offers an atmosphere of understated luxury, highlighted by a dramatic double-sided fireplace connecting the bedroom and spa-inspired ensuite. A freestanding soaker tub, oversized shower, beautifully appointed vanity, and generous walk-in closet create a private sanctuary. Two additional bedrooms, each with their own ensuite, provide comfort and privacy, while a conveniently located laundry room completes the upper floor.

The fully developed basement offers approximately 1,364 sq. ft. of additional living space, thoughtfully designed for entertainment and wellness. A spacious recreation area, wet bar, private sauna, and stunning glass-enclosed gym create the ultimate at-home retreat. A fourth bedroom, full bathroom, and in-floor heating throughout the basement further elevate the space.

Outside, an oversized detached garage with heating and epoxy flooring provides exceptional functionality and convenience.

What truly sets this property apart is the opportunity to make it your own. With construction underway, purchasers have the unique opportunity to **bring their own designer or collaborate with the builder’s designer** to personalize select finishes and design elements, bringing their vision to life and creating a home that truly reflects their individual style. All customization options are subject to construction progress and builder approval.

Combining timeless architecture, extensive oak craftsmanship, luxurious amenities, and thoughtful attention to detail, this residence offers a rare opportunity to create a truly bespoke home in one of Calgary’s most desirable inner-city communities.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2355276
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,821 sq. ft.
Acreage:	No
Lot Area:	4,209 sq. ft.
Lot Frontage:	34'6"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	3

Plan:	2611762
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Mixed
Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Altadore
Appliances:	Bar Fridge, Built-In Refrigerator, Dishwasher, Electric Range, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known, Pets Allowed
Main Floor	Living Room · 16'5" × 15'5" ·

Main Floor	Dining Room · 15'4" × 11'1" ·
Main Floor	Office · 8'10" × 7'4" ·
Main Floor	Mud Room · 7'4" × 6'11" ·
Main Floor	Pantry · 7'10" × 5'7" ·
Main Floor	Kitchen · 14'11" × 13'7" ·
2nd Floor	Bedroom - Primary · 15'4" × 14'6" ·
2nd Floor	Walk-In Closet · 11' × 10'10" ·
2nd Floor	Bedroom · 14'2" × 11' ·
2nd Floor	Bedroom · 14'1" × 11' ·
2nd Floor	Laundry · 10'4" × 6'10" ·
2nd Floor	Walk-In Closet · 7'6" × 5' ·
2nd Floor	Walk-In Closet · 5'2" × 5' ·
Lower Level	Game Room · 20'1" × 14'10" ·
Lower Level	Exercise Room · 13'3" × 12' ·
Lower Level	Bedroom · 11'11" × 11' ·
Lower Level	Sauna · 8' × 5'10" ·
Lower Level	Storage · 5'10" × 5'5" ·
Lower Level	Walk-In Closet · 5' × 5' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Vinyl Windows, Walk-In Closet(s), Wet Bar
Exterior Features:	Dock, Lighting
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1905-42-avenue-sw-calgary-a2355276/

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