1906 43 Avenue SW

Calgary | Active | MLS® A2359877

$1,324,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2022**	**2,017 sq. ft.**

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Listed by CIR Realty

A closer look

Modern farmhouse style meets an exceptional Altadore location in this beautifully built detached home. Just blocks from River Park off-leash area, Sandy Beach and the Elbow River pathways, you’re surrounded by some of Calgary’s best inner-city recreation while enjoying the shops, restaurants, cafés and everyday amenities that have made Marda Loop one of the city’s original truly walkable communities.

Thoughtfully positioned beside a paved alley, this property enjoys additional breathing room and offers valuable extra space for parking, an RV or even a sport court-an incredibly versatile bonus in the inner city.

Inside, quality craftsmanship is evident throughout. Extra-height ceilings, hardwood flooring on both the main and upper levels, oversized windows and a bright, open floor plan give the home a spacious yet welcoming feel. At the heart of the main floor is an impressive waterfall granite island, providing a natural gathering place for entertaining, family dinners and everyday life. A convenient side entrance adds even more functionality.

Upstairs are three bedrooms, a flexible space ideal for a home office or study area, and a generously sized laundry room. Bright windows throughout the bedrooms and office bring in an abundance of natural light.

The fully finished basement extends the living space with a fourth bedroom, wet bar and plenty of room to relax or entertain. With 3+1 bedrooms and 3.5 bathrooms, the floor plan offers flexibility for families, guests and working from home.

Beautifully finished, exceptionally well built and located where Altadore, Marda Loop and the river pathway lifestyle come together-this is an inner-city home designed for how you actually want to live.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359877
Bedrooms	4
Bathrooms	4
Year Built	2022
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:	2,017 sq. ft.
Main Level Finished Area:	979.06 sq. ft.
Below Grade Finished Area:	895.89 sq. ft.
Acreage:	No
Lot Area:	3,186 sq. ft.
Lot Frontage:	26'6½"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2022 (Age: 4)
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:	1
Plan:	2210568
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, See Remarks, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Brick Facing, Decorative, Gas, Living Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Side, Insulated, On Street, Parking Pad, Paved, RV Access/Parking, See Remarks
Parking Covered:	1
Parking Places:	5
Parking Total/Covered:	5 / 1
Laundry Features:	Laundry Room, See Remarks, Sink, Upper Level
City Quadrant:	Southwest
Community:	Altadore
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Dining Room · 16'4" × 13'5" ·
Main Floor	Kitchen · 19'6" × 17'3" ·
Main Floor	Living Room · 17'6" × 17'2" ·
Main Floor	Mud Room · 7'1" × 6'2" ·
2nd Floor	Bedroom · 13'2" × 10'2" ·
2nd Floor	Bedroom · 10'1" × 9'7" ·
2nd Floor	Bedroom - Primary · 12'10" × 12'9" ·
2nd Floor	Office · 7'8" × 6'10" ·

2nd Floor	Walk-In Closet · 9'3" × 5'11" ·
Basement	Bedroom · 15'11" × 10'8" ·
Basement	Office · 11'9" × 9'1" ·
Basement	Family Room · 16'9" × 15'11" ·
Basement	Furnace/Utility Room · 9'2" × 8'3" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Golf, Other, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	Private Entrance, Private Yard, Storage
Patio And Porch Features:	Deck, Porch, See Remarks, Side Porch
Lot Features:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, See Remarks, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1906-43-avenue-sw-calgary-a2359877/

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