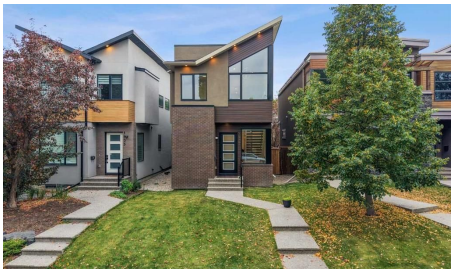
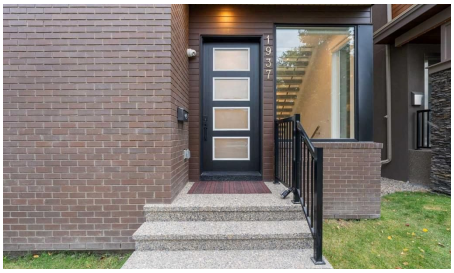
1937 44 Avenue SW

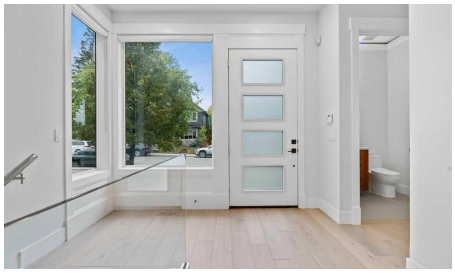
Calgary | Active | MLS® A2348137

$1,350,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2019**	**2,184.68 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

DETACHED ON A 26+ FT WIDE LOT | SOUTH-FACING BACKYARD | 4 BEDROOMS | 3.5 BATHS | STEAM SHOWER WITH BODY JETS | THEATRE ROOM | FRESHLY PAINTED | STEPS TO RIVER PARK, SANDY BEACH & MARDA LOOP | ALTADORE. The extra width shows the moment you walk in: a wide rectangular lot gives this detached home a more open, generous main floor than the typical infill, with expansive windows and a sun-filled south-facing backyard behind it. The open-concept main level is designed equally for everyday living and entertaining. The gourmet kitchen is the centrepiece, with stone countertops, premium stainless steel appliances, extensive custom cabinetry and a generous island that flows into the dining and living areas. Upstairs, the primary suite is a true retreat: a spacious walk-in closet and a spa-inspired ensuite with a steam shower and body jets. Two additional generously sized bedrooms and a full bathroom complete the upper level. The fully developed lower level adds a dedicated theatre room, a fourth bedroom and a full bathroom for movie nights, overnight guests or a private escape. Freshly painted throughout and move-in ready. Step out to the sunny south-facing backyard and deck for summer dinners and private outdoor living. Then walk: River Park and Sandy Beach are steps away, and the shops, restaurants and cafes of Marda Loop are minutes from the door, with Crowchild Trail, Elbow Drive and 17th Avenue connecting you to the rest of the city. Luxury finishes, a wide lot, south sun and one of Calgary's most coveted addresses.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348137
Bedrooms	4
Bathrooms	4
Year Built	2019
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:	2,184.68 sq. ft.
Main Level Finished Area:	1,040.1 sq. ft.
Upper Level Finished Area:	1,144.58 sq. ft.
Below Grade Finished Area:	908.17 sq. ft.
Acreage:	No
Lot Area:	3,272 sq. ft.
Lot Frontage:	26'6 1/8 "
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2019 (Age: 7)
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:	1910784
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
City Quadrant:	Southwest
Community:	Altadore
Appliances:	Bar Fridge, Central Air Conditioner, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Water Conditioner, Window Coverings
Inclusions:	NONE
Restrictions:	None Known
Main Floor	Dining Room · 16'7" × 14' ·
Main Floor	Foyer · 10'6" × 4'9" ·
Main Floor	Kitchen · 16'10" × 15'7" ·
Main Floor	Living Room · 16'4" × 14'4" ·
Main Floor	Mud Room · 13'7" × 3'11" ·
2nd Floor	Bedroom · 11'2" × 10'2" ·
2nd Floor	Bedroom · 11'6" × 10'2" ·
2nd Floor	Laundry · 8'3" × 6'1" ·
2nd Floor	Bedroom - Primary · 21'5" × 11' ·
2nd Floor	Walk-In Closet · 13'4" × 5'6" ·

Basement	Bedroom · 16'9" × 10'3" ·
Basement	Game Room · 25'6" × 15'6" ·
Basement	Furnace/Utility Room · 15'5" × 12' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Closet Organizers, High Ceilings, Kitchen Island, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Lighting, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1937-44-avenue-sw-calgary-a2348137/

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information.