2032 44 Avenue SW

Calgary | Active | MLS® A2333514

$1,550,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,931 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

NEW DETACHED LUXURY BUILD IN ALTADORE | 122-FT-DEEP LOT | 1,931 SQ FT ABOVE GRADE, 2,770+ SQ FT DEVELOPED | 4 BEDROOMS | 3.5 BATHS | HOME GYM | 22'6" KITCHEN | STEAM SHOWER | CHOOSE FROM TWO ARCHITECTURALLY DISTINCT RESIDENCES. Two side-by-side homes are being built, each with its own character and exterior design, sharing the same elevated level of finish, and this is your chance to choose. Set on a 125-foot-deep lot, 2032 44 Avenue SW delivers a rare inner-city advantage: a larger backyard with real room to relax and entertain without giving up proximity to the city. The dramatic gabled exterior pairs brick, dark vertical cladding and expansive black-framed windows for memorable curb appeal. Inside, warm wood tones, custom millwork, statement lighting and refined contemporary finishes set the tone. The main floor is built around an impressive 22'6" kitchen with full-height cabinetry, extensive stone surfaces, an oversized island with generous seating and integrated display shelving, flowing into the dining area and a spacious living room where custom built-ins, a sleek linear fireplace and expansive rear glazing frame the backyard. Upstairs, the 16' x 13' primary retreat features a 5-piece ensuite with freestanding soaker tub, dual vanity, extensive stone detailing and a steam shower. Two additional bedrooms, a full bathroom and upper-level laundry complete the level. The developed lower level adds approximately 840 square feet including a fourth bedroom, full bathroom, expansive recreation room and dedicated gym. Altadore puts Marda Loop's restaurants, cafes and boutiques, River Park, Sandy Beach, the Elbow River pathways and an easy downtown commute all within reach. Renderings are for illustrative purposes and reflect the intended finishes as closely as possible; final finishes and specifications are subject to purchaser review and approval of the final specification sheet.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2333514
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:	1,931 sq. ft.
Main Level Finished Area:	922.29 sq. ft.
Upper Level Finished Area:	1,008.71 sq. ft.
Below Grade Finished Area:	885.63 sq. ft.
Acreage:	No
Lot Area:	3,057 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	6
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:	1
Plan:	7100AK
Heating:	In Floor Roughed-In, Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
Builder:	Sangra Developments
New Constr.:	Yes
Construction Material:	Brick, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Southwest
Community:	Altadore
Appliances:	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator
Inclusions:	None
Restrictions:	None Known
Main Floor	Kitchen · 22'6" × 10'4" ·
Main Floor	Dining Room · 16' × 13'4" ·
Main Floor	Living Room · 16' × 12'6" ·
Upper Level	Laundry · 8' × 6' ·
Upper Level	Bedroom - Primary · 16' × 13' ·
Upper Level	Bedroom · 11' × 8'6" ·
Upper Level	Bedroom · 10'6" × 9' ·
Basement	Game Room · 18' × 15'6" ·
Basement	Exercise Room · 10' × 7'8" ·

Basement	Furnace/Utility Room · 7'8" × 6' ·
Basement	Bedroom · 12'6" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Closet Organizers, Kitchen Island
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Lane, Landscaped, Level, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2032-44-avenue-sw-calgary-a2333514/

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