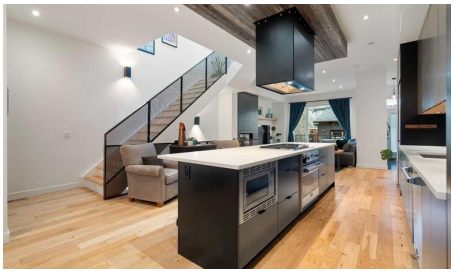
2038 38 Avenue SW

Calgary | Active | MLS® A2355613

$1,225,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2014**	**2,097.89 sq. ft.**

Your next move starts with a conversation.

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Listed by Sotheby's International Realty Canada

A closer look

An exceptional offering in the highly sought-after community of Altadore, this stunning custom-built Beyond Homes residence is anything but ordinary. Thoughtfully designed and impeccably finished, this home showcases an impressive level of craftsmanship, architectural detail and premium upgrades throughout all three levels. Each level features impressive 10-foot ceilings, creating an incredible sense of space and openness. The main floor welcomes you with rich oak hardwood flooring and an abundance of natural light. The south-facing dining area features expansive windows with space for large family gatherings, while the beautifully appointed kitchen is a true showpiece, complete with a built-in Jenn-Air appliance package, quartz countertops and the focal point of the main floor, an oversized island with custom black steel range hood . The open-concept living room is anchored by a striking tile-surround gas fireplace and large windows overlooking the backyard. A well-designed rear mudroom with custom built-in bench seating, shelving and drawers provides convenient access to the deck. A custom staircase featuring laser-cut metal railings leads to the upper level, where oak hardwood flooring continues throughout. The spacious primary retreat features a distinctive exposed brick feature wall and an impressive walk-in closet complete with a centre island and custom drawer storage. The luxurious, spa-inspired ensuite offers dual vanities, a soaker tub, 10mm glass-enclosed shower, separate, glass enclosed water closet, concrete feature wall and heated floors. Two additional bedrooms, both feature walk-in closets with built-ins, a full four-piece bathroom and a dedicated laundry room with stone folding counter, sink and vanity complete this level. The fully developed lower level is equally impressive, featuring heated concrete floors, another showstopping brick feature wall, a wet bar, custom 10mm glass-enclosed temperature-controlled wine room and a dedicated media room with projector, screen and integrated audio system. A fourth bedroom and four-piece bathroom provide additional flexibility for family and guests. The outdoor space is equally well-appointed, situated on a fully fenced lot with low-maintenance landscaping. Enjoy the spacious deck with gas line and lower concrete patio, creating an ideal setting for entertaining and relaxing. Completing the package is an oversized double detached garage measuring 23'4" deep x 18'9" wide, offering ample room for a full sized truck or SUV and an additional vehicle. Additional features include central air conditioning, 8' solid core doors throughout, skylights, solar guard tinted front windows for daytime privacy and recent furnace cleaning. With quick commuter access to both 33rd and 50th Avenue, and walking distance to River Park and Sandy Beach, extensive walking/biking pathways, off-leash dog park and all that Marda Loop has to offer. A truly distinctive property.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355613
Bedrooms	4
Bathrooms	4
Year Built	2014
Property Type:	Residential

Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,097.89 sq. ft.
Main Level Finished Area:	1,013.34 sq. ft.
Upper Level Finished Area:	1,084.55 sq. ft.
Below Grade Finished Area:	953.2 sq. ft.
Lot Area:	3,153 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2014 (Age: 12)
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:	4530AC

Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Concrete, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Glass Doors, Living Room, Mantle, Metal, Raised Hearth, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Altadore
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Shelving in Garage, all TV's, Brackets and Wall Mounts for TV's in Living Room and Lower Level Bedroom, Alarm system components (unmonitored), Kitchen Bar Stools, Ring Doorbell, subwoofer, 2 Wall Speakers, Audio Components (Sonos) and tower in Lower Level
Restrictions:	None Known

Main Floor	Living Room · 19'8" × 16'8" ·
Main Floor	Kitchen · 19'1" × 19' ·
Main Floor	Dining Room · 13'4" × 12'9" ·
Main Floor	Mud Room · 10' × 5'1" ·
Upper Level	Bedroom - Primary · 19'11" × 11'11" ·
Upper Level	Walk-In Closet · 10'1" × 6'9" ·
Upper Level	Bedroom · 10'10" × 9'9" ·
Upper Level	Bedroom · 12'11" × 9'8" ·
Lower Level	Game Room · 18'7" × 18'1" ·
Lower Level	Bedroom · 15'7" × 12'7" ·
Lower Level	Wine Cellar · 5'11" × 3'8" ·
Lower Level	Furnace/Utility Room · 9'5" × 8'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2038-38-avenue-sw-calgary-a2355613/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.