

# \$1,095,000 - 2006 38 Avenue Sw, Calgary

MLS® #A2243309

**\$1,095,000**

3 Bedroom, 4.00 Bathroom, 2,074 sqft

Residential on 0.06 Acres

Altadore, Calgary, Alberta

OPEN HOUSE: SUNDAY, August 10th.

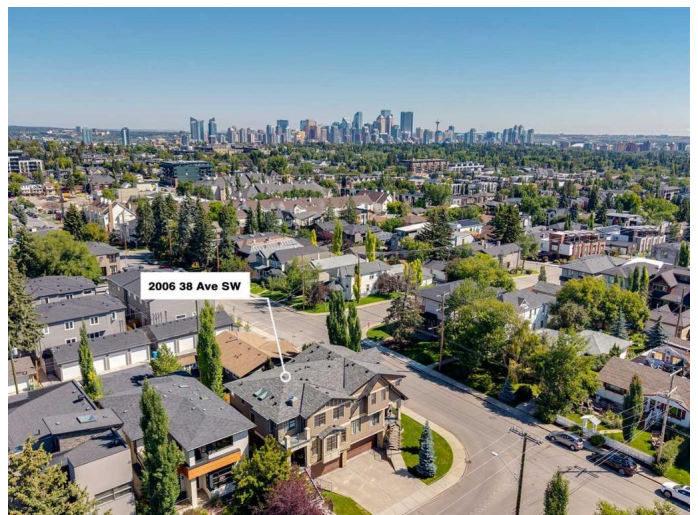
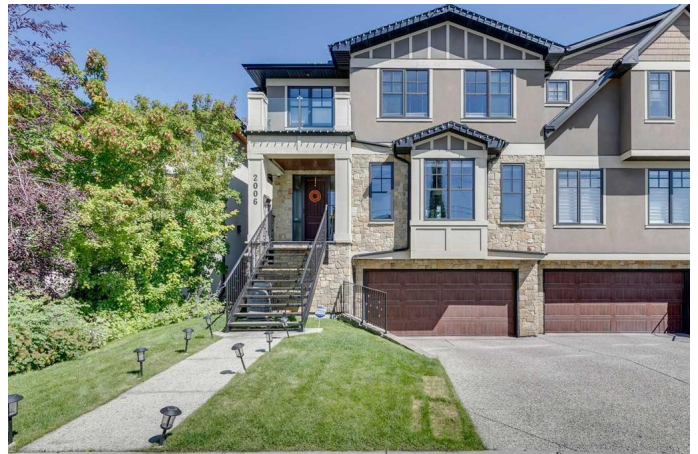
12:00-4:00 pm. Nestled in one of

Calgary's most dynamic inner-city neighbourhoods, this striking Altadore home

blends upscale elegance with effortless, laid-back charm. With a top-tier walkability score, you're just four blocks from the heart of Marda Loop—surrounded by local cafés, dog parks, craft breweries, boutiques, and everything else that makes urban life feel electric. Step inside to discover a

far-from-cookie-cutter layout—an open-concept design with serious style and standout flair. The gentle day lit living room, is anchored by a sleek 42" linear gas fireplace. French doors open to an impressively sized flex/dining room with a stunning coffered ceiling and an abundance of natural light—perfect for hosting one heck of a dinner party. The chef's kitchen is

magazine-worthy: an 8-foot island clad in white Italian granite, rich dark grey Beech cabinetry, and a full suite of stainless steel appliances, including a Dacor 5-burner gas cooktop, wall oven, and steam/convection combo microwave. Whether you're perfecting your risotto or pouring wine for friends, this kitchen delivers on every level. Continuing on the main floor: a generous flex/storage room for all your extras, and a stylish 2-piece powder room. Upstairs, the primary suite is pure indulgence—a massive retreat with its own private balcony (hello, morning coffee or nightcap), a see-through two-way fireplace,



and a spa-inspired ensuite with in-floor heating, a private water closet, and a dreamy air massage tub. So go ahead—fire up the flames, sip your favourite tea, and soak it all in. You™ve earned it.

Two more large bedrooms, a luxe 5-piece main bath, and a laundry room (with cork flooring!) round out the upper level.

Downstairs, the fully finished basement is your "choose-your-own-adventure" space: home theatre, gym, guest suite—it's all possible. A sleek 3-piece bath adds flexibility and polish. The landscaped backyard is your private little oasis, filled with colourful perennials and a deck perfect for warm summer evenings. And with a fully automated sprinkler system tending to both the back garden and front yard, everything stays lush with zero hassle. A double attached insulated garage keeps things convenient year-round, and yes—the entire home is comfortably air-conditioned for those warm Calgary days. With fresh interior paint and new 40-year hail-resistant shingles, this home is ready for you to move in and make it your own. Bold design, thoughtful upgrades, and unbeatable walkability—this is Altadore at its best.

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243309    |
| Price          | \$1,095,000 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,074       |
| Acres          | 0.06        |
| Year Built     | 2011        |
| Type           | Residential |

|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2006 38 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 2K4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)                                                                   |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                                        |
| Fireplaces        | Gas, Living Room, Bedroom                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Finished, Partial                                                                                                                                        |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Balcony, Garden                                       |
| Lot Description   | Back Yard, Garden, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle, See Remarks                          |
| Construction      | Stone, Stucco, Wood Frame                             |
| Foundation        | Poured Concrete                                       |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 4th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 2    |
| Zoning         | R-CG |

## **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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