

# \$1,495,000 - 1613 Altadore Avenue Sw, Calgary

MLS® #A2215144

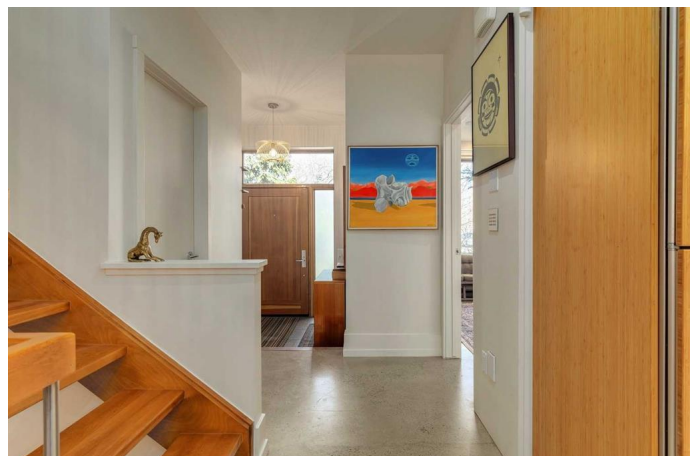
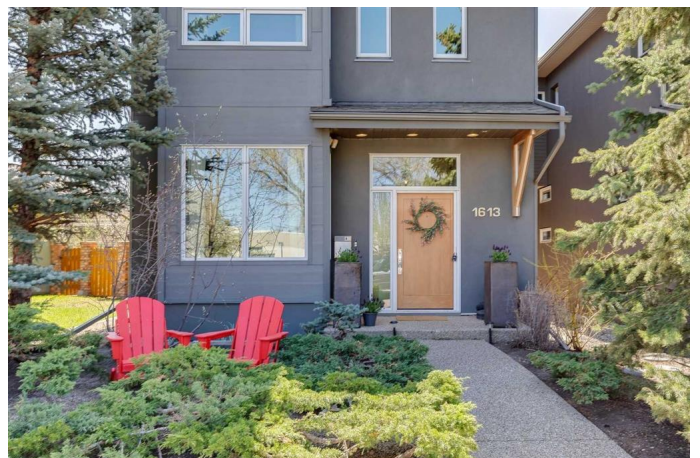
**\$1,495,000**

4 Bedroom, 4.00 Bathroom, 2,314 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

Expertly crafted by an architect with today's modern family in mind, this exceptional 3,395 sq. ft. (2314 sq ft above grade) residence sits on an oversized 30 ft south-backing lot on one of Calgary's most desirable streets in the sought-after community of Altadore. With 4 bedrooms and 3.5 bathrooms, this home masterfully combines luxury, sustainability, and enduring quality. Awarded Built Green Platinum certification, it features energy-efficient ICF concrete construction, triple-pane windows, a full home water filtration system with UV, and in-floor radiant heating on all three levels—delivering superior comfort, efficiency, and peace of mind. From the moment you step through the custom fir front door, the attention to detail and craftsmanship are unmistakable. Heated, diamond-polished concrete floors and floating stainless steel stairs lead past a spacious main-floor office and a beautiful open-riser staircase. Natural light floods the interior, highlighting the warm palette of organic materials that lend a serene, welcoming atmosphere. The chef-inspired kitchen is a true centrepiece, boasting custom bamboo cabinetry by Denca, Caesarstone and stainless steel countertops, built-in commercial grade Thermador and Liebherr appliances, two dishwashers (designed for efficiency there are a total of 4 individual dishwasher drawers), and two under-counter refrigerator drawers. The spacious dining area flows into a sun-drenched, south-facing living room with



massive windows and a striking bamboo-clad fireplace. Upstairs, the private primary suite is a calming retreat, complete with a large walk-in closet and a spa-style ensuite with dual sinks, jetted tub, and oversized steam shower. Two additional bedrooms—each with custom closets, built-in queen bed nooks, and large windows—share a playful lofted fort and a cleverly designed bathroom with dual sinks and a separate tub and toilet area. A laundry area with new MayTag washer/dryer adds convenience to this level. The fully developed lower level offers a bright, open recreation space ideal for a family room, gym, and/or games area, plus a soundproof media room/gym, a fourth bedroom, a full bath, and abundant storage. Outside, the professionally landscaped southeast-facing backyard is a private retreat with mature trees, drought-tolerant vegetation, a patio with gas BBQ hookup, and all constructed with minimal maintenance required. An insulated and heated double garage—plus an RV parking pad—ensure ample space for all your vehicles and gear. Located across from Altadore Elementary and Rundle College and within walking distance to parks, playgrounds, off-leash areas, and the vibrant shops and caf s of Marda Loop, this location offers the perfect blend of community and convenience. With quick access to downtown and major routes, this is a rare opportunity to own a meticulously maintained, move-in-ready home in an A+ location in the heart of Altadore. Contact us today to schedule your private tour.

Built in 2006

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2215144    |
| Price    | \$1,495,000 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,314       |
| Acres          | 0.08        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1613 Altadore Avenue Sw |
| Subdivision | Altadore                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2T 2P8                 |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Double Garage Detached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Jetted Tub, Low Flow Plumbing Fixtures, Smart Home, Wired for Data, Wired for Sound, WaterSense Fixture(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Garburator, Water Softener                                                                                                                                                                                                                  |
| Heating           | In Floor, Boiler, Zoned                                                                                                                                                                                                                                                                                                                                                     |
| Cooling           | None                                                                                                                                                                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                                                                                           |
| Fireplaces        | Gas, Living Room, Mantle, Blower Fan                                                                                                                                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                                                         |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard, Low Maintenance Landscape, Level  
Roof                      Asphalt Shingle  
Construction          Stucco, Wood Frame, ICFs (Insulated Concrete Forms)  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 3rd, 2025  
Days on Market        4  
Zoning                    R-CG

**Listing Details**

Listing Office            RE/MAX First

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