

**1636 Acton Avenue SW
Calgary, Alberta**

MLS # A2278571



\$1,650,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,533 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Reverse Pie Shaped Lot		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Hot tub, Washer (x2), Dryer (X2)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-CG d72

Utilities: -

Thoughtfully designed and impeccably maintained, this custom-built Altadore home blends timeless architecture with meaningful modern upgrades that elevate everyday living. Set across from a green space and offering exceptional scale for inner-city living, this residence delivers comfort, function and potential for long-term value. Since purchasing the home, the seller has invested nearly \$40,000 in significant mechanical and electrical improvements, including a premium AC system for the entire home, a comprehensive electrical upgrade, and a high-efficiency combination boiler and in-floor heating system paired with an integrated water purification system—enhancements that provide superior climate control, energy efficiency, and peace of mind. Inside, light-filled principal rooms showcase soaring ceilings, refined finishes, and seamless flow for both family life and entertaining. The chef-inspired kitchen anchors the main level with premium appliances, custom cabinetry, and a generous island. The adjacent living space looks out to the park, anchored by a warm gas fireplace. A rare main-floor primary suite offers true retreat living, complete with spa-style ensuite, steam shower, walk-in closet, and dedicated laundry. The upper level is designed for versatility, featuring two well-proportioned bedrooms, a full bath, additional laundry, and an expansive bonus room ideal for media, homework, or relaxation. Downstairs, the fully developed basement offers heated floors, tall ceilings, multiple bedrooms, a recreation space, den, and mudroom—perfect for teens, guests, or extended family. Outside, the low-maintenance backyard is built for effortless enjoyment, while the attached, heated double garage adds everyday convenience rarely found in inner-city homes. With Verna Reid Park at your doorstep, top schools nearby, off leash dog

park 2 blocks away and Marda Loop amenities just minutes away, this is a home that combines location, livability and value without compromising quality! Call for your private showing today.