



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                                                                                                                                                                        | Water:     | -        |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                                                                                   | Sewer:     | -        |
| Roof:       | Asphalt Shingle                                                                                                                                                                                          | Condo Fee: | -        |
| Basement:   | Full                                                                                                                                                                                                     | LLD:       | -        |
| Exterior:   | Brick, Stucco, Wood Frame                                                                                                                                                                                | Zoning:    | M-CG d72 |
| Foundation: | Poured Concrete                                                                                                                                                                                          | Utilities: | -        |
| 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)                                                                                                                                                                         |            |          |

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.