

\$2,500,000 - 1615 48 Avenue Sw, Calgary

MLS® #A2099299

\$2,500,000

5 Bedroom, 7.00 Bathroom, 3,291 sqft

Residential on 0.18 Acres

Altadore, Calgary, Alberta

PRICES RISING | NEW PRICE | Indulge in the best of family living and entertaining with this exceptional residence in the heart of Altadore! Beyond its striking design and expansive layout, this 4,982 square foot haven is tailored to families who appreciate both comfort and hosting memorable gatherings. The grand great room, adorned with coffered ceilings, crown molding, and wainscoting, seamlessly transitions between lively entertainment and cozy family moments. The elegant kitchen, featuring walnut cabinets, a colossal island, and an oversized walk-in pantry, caters to culinary enthusiasts while maintaining an inviting atmosphere for family and friends. The sunlit family room, adjacent to the kitchen, is a comfortable retreat adorned with coffered ceilings and wainscoting—perfect for relaxed evenings or lively game nights. Upstairs, the five spacious bedrooms, each with its ensuite, ensure privacy for family members, while the primary bedroom pampers with his and hers walk-in closets and a luxurious ensuite bathroom. New asphalt roof 2023 with 30 year warranty and upgraded mechanical, lighting and paint in 2022. The lower level transforms into a haven for family fun, hosting a media room, games room, wine cellar, and fitness room. The walk-out basement seamlessly connects to the sunny south-facing backyard oasis with mature trees, a garden, irrigation system, RV parking pad and a large covered deck—perfect for family time outdoors! Great schools nearby including Altadore School,



Rundle Academy, St. James School, Dr. Oakley School, Connect Charter School, Masters Academy and College, Central Memorial High School, and Mount Royal University. Strategically located near River Park off-leash dog park, Sandy Beach, Glenmore Athletic Park, Earl Grey Golf Club, Lakeview Golf Course and the bustling Marda Loop shopping district. This family-focused luxury home not only provides easy access to downtown and mountain trails but is also designed to be a functional and comfortable family retreat for those who love to entertain. ATTENTION: SELLER WILL UPDATE THE FOLLOWING: Kitchen cabinets to be painted (buyer's choice), new kitchen cabinet handles (brushed gold finish), kitchen counter will be refaced with quartz (buyer's colour choice), kitchen backsplash to be changed out to a subway tile, new carpet to be installed in basement (buyer may select colour), change out main floor hardwood floors to herringbone style as in virtual photo (all these items to be done prior to possession).

Built in 2008

Essential Information

MLS® #	A2099299
Price	\$2,500,000
Sold Price	\$2,200,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	3,291
Acres	0.18
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Sold

Community Information

Address 1615 48 Avenue Sw
Subdivision Altadore
City Calgary
County Calgary
Province Alberta
Postal Code T2T 2S9

Amenities

Utilities Fiber Optics Available
Parking Spaces 7
Parking Additional Parking, Alley Access, Enclosed, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Parking Pad, RV Access/Parking, RV Gated, Side By Side, Triple Garage Detached

Interior

Interior Features Bidet, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Wood Windows
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings
Heating Boiler, Combination, Fan Coil, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Make-up Air, Fireplace(s), Forced Air, Heat Pump, Humidity Control, Natural Gas, Radiant, Zoned
Cooling Central Air, Full
Fireplace Yes
of Fireplaces 2
Fireplaces Blower Fan, Gas, Heatilator, Living Room, Mantle, Recreation Room, Stone, Tile
Has Basement Yes
Basement Separate/Exterior Entry, Finished, Walk-Up To Grade

Exterior

Exterior Features Dog Run, Garden, Lighting, Private Entrance, Private Yard, Rain Gutters, Storage

Lot Description	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Few Trees, Front Yard, Lawn, Garden, Landscaped, Level, Street Lighting, Underground Sprinklers, Yard Lights, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 3rd, 2024
Date Sold	April 26th, 2024
Days on Market	114
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	SOTHEBY'S INTERNATIONAL REALTY CANADA
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