

\$1,200,000 - 1746 49 Avenue Sw, Calgary

MLS® #A2101376

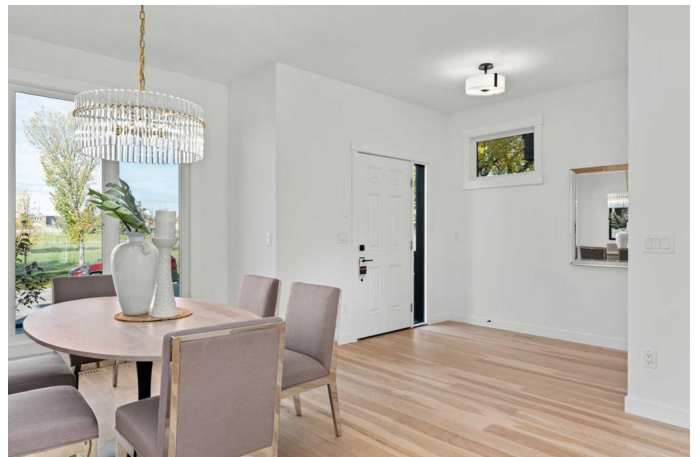
\$1,200,000

4 Bedroom, 5.00 Bathroom, 2,571 sqft
Residential on 0.07 Acres

Altadore, Calgary, Alberta

**** OPEN HOUSE: Thursday, Feb. 22nd 1-3pm**

**** Luxury 3-storey home with rooftop patio by prominent inner-city builder Chandan Homes. Prime Altadore location giving you quick access to Crowchild & 50 Ave SW and just 1 block away from north Glenmore park. This home has the most modern design selections and plenty of upgrades. You'll notice the curb appeal right away. Upgraded flat painted ceilings on all levels, 8 ft interior doors and wide-plank engineered hardwood on main AND upper level. Pristine kitchen with premium wood cabinetry up to the ceiling, textured backsplash, quartz counters, coffee/wine bar, huge eat-in island & premium top of the line JENNAIR stainless steel appliance package included. Open main floor plan with kitchen, dining and living all in one space makes for an entertainer's dream. The living room has double patio doors letting in tons of extra natural light that you will surely notice. Extra built-ins in the living room and mud room as well. Three bedrooms on the upper level plus full bathroom and laundry room. The primary bedroom is complete with a walk-in closet and spa-inspired ensuite with soaker tub, dual vanity and rainfall shower head. Top-level loft, patio, powder room and wet bar perfect for entertaining your friends and family in the most coveted inner-city community of Altadore! Fully finished basement with rec room, wet bar, fourth bedroom and full bathroom. Oversized full-width deck, and double detached garage**



complete the exterior of this home.

Built in 2023

Essential Information

MLS® #	A2101376
Price	\$1,200,000
Sold Price	\$1,230,000
Bedrooms	4
Bathrooms	5.00
Full Baths	2
Half Baths	3
Square Footage	2,571
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	1746 49 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2T9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Other
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 12th, 2024
Date Sold	March 4th, 2024
Days on Market	52
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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