

\$1,749,900 - 1915 49 Avenue Sw, Calgary

MLS® #A2110841

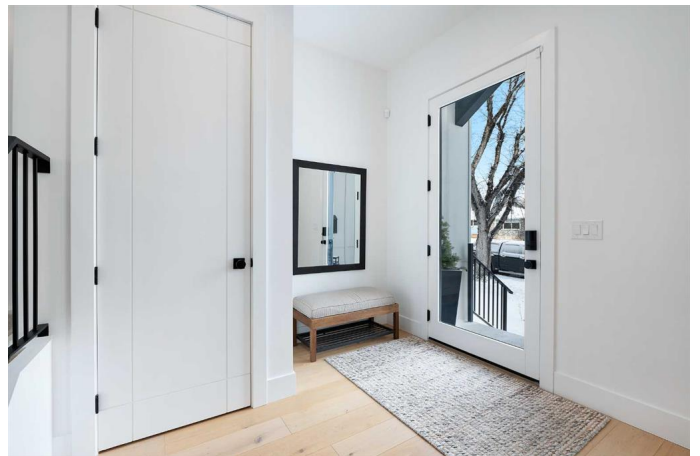
\$1,749,900

5 Bedroom, 4.00 Bathroom, 2,442 sqft

Residential on 0.10 Acres

Altadore, Calgary, Alberta

Nestled within the picturesque community of Altadore, this stunning 4+1 BEDROOM home graces a charming tree-lined street, offering not just a residence, but a lifestyle coveted by many. Set upon an expansive 30'x139' lot, this abode boasts over 3,400 sq ft of meticulously crafted living space, designed to cater to the desires of modern living. Upon entry, the main level welcomes you with a seamless blend of elegance and functionality. Wide plank hardwood floors sprawl beneath high ceilings, while recessed lighting and stylish fixtures illuminate the space, creating an ambiance of warmth and sophistication. Entertain with ease in the spacious dining area, perfectly suited for hosting intimate family gatherings or lavish dinner parties. Continuing through, the kitchen beckons with its tasteful design and top-of-the-line finishes. Quartz countertops, a sizable island with an eating bar, and ample storage seamlessly merge with high-end stainless steel appliances, catering to both culinary enthusiasts and design aficionados alike. Adjacent lies the inviting living room, where a feature fireplace and built-ins create a focal point for relaxation and comfort. Convenience meets luxury on the main level, with a mudroom boasting abundant storage and a well-appointed powder room for guests. Ascend to the second level, where four bedrooms await alongside a 5-piece main bath and a laundry room complete with sink and storage. The primary suite stands as a



sanctuary, offering a walk-in closet and a secluded 5-piece ensuite, featuring dual sinks, a freestanding soaker tub, and separate shower. Descend to the basement to discover a haven of entertainment and relaxation. A generously sized family/media room, complete with a wet bar, beckons for cozy movie nights or lively gatherings. An exercise area, fifth bedroom, and additional 4-piece bath ensure comfort and convenience for all occupants. Outside, the enchantment continues with an extra-large sunny south-facing backyard, adorned with a deck for al fresco dining and entertaining. Access to the HEATED TRIPLE DETACHED GARAGE adds a touch of practicality to this idyllic setting. Conveniently located, this residence offers proximity to an array of amenities including Glenmore Athletic Park, River Park, esteemed schools, shopping destinations, and public transit. With easy access to Crowchild Trail, every convenience is within reach, making this home the epitome of luxurious urban living.

Built in 2020

Essential Information

MLS® #	A2110841
Price	\$1,749,900
Sold Price	\$1,749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,442
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1915 49 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2V3

Amenities

Parking Spaces	3
Parking	Heated Garage, Triple Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 8th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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