

\$1,399,000 - 1710 49 Avenue Sw, Calgary

MLS® #A2116700

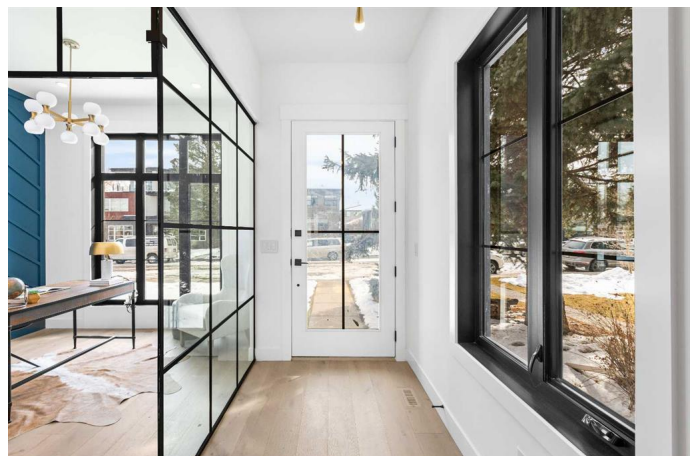
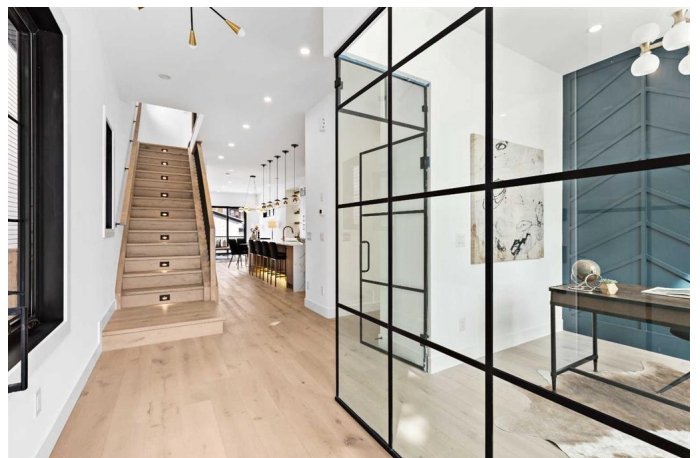
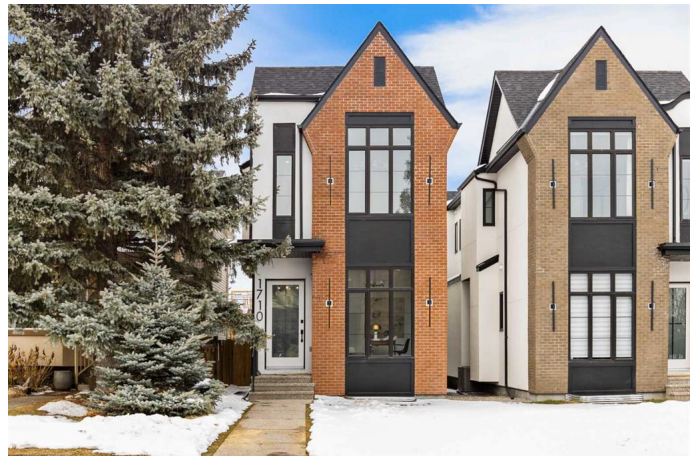
\$1,399,000

4 Bedroom, 5.00 Bathroom, 2,040 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

SHOWSTOPPER 2 Storey Detached LUXURIOUSLY FINISHED Modern home with over 2950 SQFT of meticulously planned and finished living space located in the desirable neighborhood of Altadore. Custom built by Utopia Luxury Homes, this home features INTEGRATED MIELE APPLIANCES- built in coffee maker, gas range, convection oven, fridge and freezer. The home is flooded with natural light from the south facing exposure with EXTRA LARGE UPGRADED BLACK INTERIOR WINDOWS. The main floor is thoughtfully designed with a glass enclosed OFFICE, dining room, living room with gas fireplace, powder room, mudroom with custom built-ins and Gourmet Kitchen with an oversized island. The second floor has 9' ceilings with 3 spacious bedrooms ALL WITH DEDICATED ENSUITE BATHS AND CLOSETS. Gorgeous primary bedroom comes with 12-ft VAULTED ceiling, Glamorous spa ensuite with a freestanding soaker tub, a fully equipped walk-in STEAM SHOWER with full-height tile surround and bench, a double vanity and spacious walk-in closet with custom built-ins. Second floor laundry comes equipped with sink and Samsung washer and dryer. Basement has a large wet bar, gym and entertainment room with beautifully crafted built-ins, and a separate bedroom with closet and a full bathroom. Engineered hardwood flooring on all three levels. Quartz countertops. Tons of upgrades including floor, undercabinet, toekick



and stair accent lighting. Designer lighting fixtures. Basement is roughed in for in floor heating. Fully landscaped yard with one of a kind curb appeal, fully fenced, fully Finished Double Detached Garage 20' x 20' that backs onto a wide PAVED BACK LANE. Close to schools, parks, off-leash dog park, North Glenmore Park, shopping, and the amenities of Altadore and Marda Loop, this home features every want and desire one would want when looking for a one-of-a-kind, modern, timeless property.

Built in 2024

Essential Information

MLS® #	A2116700
Price	\$1,399,000
Sold Price	\$1,409,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,040
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1710 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	Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Concrete, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2024
Date Sold	May 20th, 2024
Days on Market	49
Zoning	RC2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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