

\$995,000 - 2044 49 Avenue Sw, Calgary

MLS® #A2122979

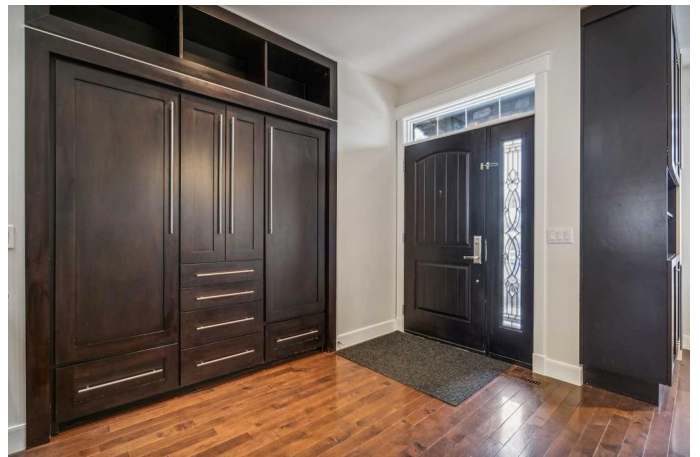
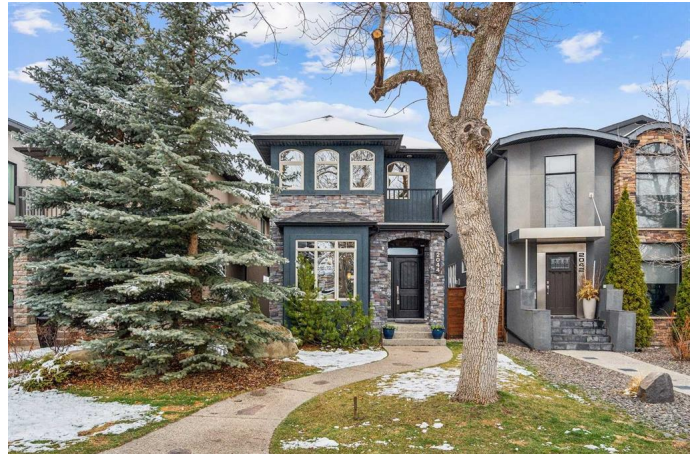
\$995,000

4 Bedroom, 4.00 Bathroom, 1,838 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 20, 12:00 pm - 3:00 pm. Introducing an exquisite contemporary residence, nestled in the highly coveted community of Altadore. Situated on one of Altadore's premier streets, this 4 bedroom, two-story home epitomizes luxury. Upon entry, be captivated by the grandeur of a custom curved staircase adorned with wrought iron spindles and open risers, setting the tone for elegance. The main floor showcases sophisticated maple woodwork built-ins, adding both style and functionality. A chef's style kitchen boasting a spacious island, elegant granite countertops, sleek stainless steel appliances, and generous storage options complete the main floor. Ascend to the upper level to discover a sprawling primary bedroom with wall-to-wall built-in closets and a lavish 5-piece ensuite retreat, featuring a dual-sided fireplace, heated floors and a rejuvenating rain shower. Two additional bedrooms and a 4-piece bathroom round out the upper level. The finished basement serves as an ideal entertainment space, featuring a wet bar and a secondary fridge. A spacious bedroom with exclusive access to a 4-piece bath completes this level. Outside, the fully landscaped property is enhanced by cedar fencing and a garden, creating an inviting outdoor oasis. This home has been meticulously maintained, with recent updates including a new roof (2024), interior and exterior paint (2023), new washer and dryer (2022) and a tankless hot water system



(2022). The home is complete with central air conditioning!

Built in 2007

Essential Information

MLS® #	A2122979
Price	\$995,000
Sold Price	\$1,045,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,838
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2044 49 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2V4

Amenities

Parking Spaces	2
Parking	Alley Access, Covered, Double Garage Detached, Garage Door Opener, Off Street

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Skylight(s), Storage, Tankless Hot Water, Vaulted Ceiling(s), Wired for Sound
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Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2024
Date Sold	April 26th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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