

\$949,900 - 1733 48 Avenue Sw, Calgary

MLS® #A2128268

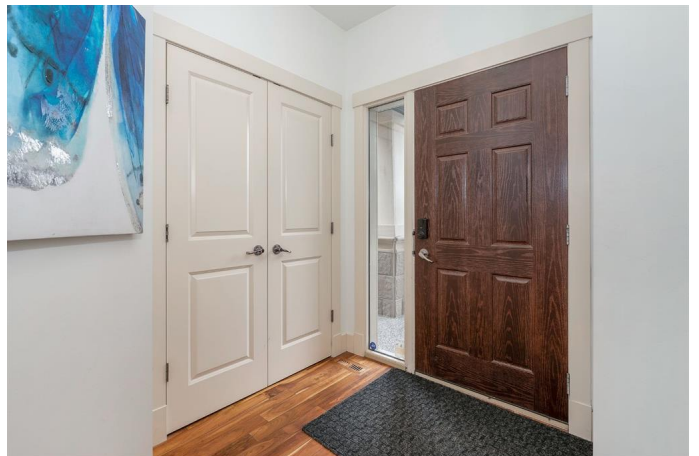
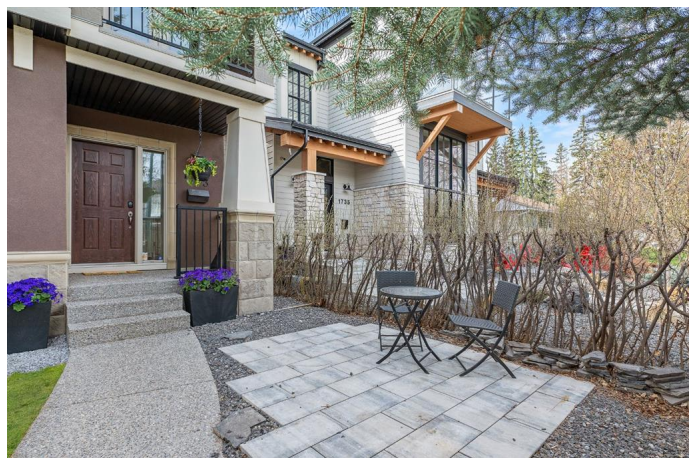
\$949,900

4 Bedroom, 4.00 Bathroom, 1,885 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Nestled on a tranquil, tree-lined street in the highly coveted community of Altadore, this exquisite 3+1 bedroom residence boasts over 2,700 sq ft of beautifully crafted living space. Upon entry, the main level welcomes you with gleaming hardwood floors, lofty ceilings, and an abundance of natural light, gracefully enhanced by recessed lighting and chic fixtures. The heart of the home, the kitchen, is tastefully finished with granite countertops, a spacious island/eating bar, ample storage including a pantry, and stainless steel appliances, seamlessly flowing into the inviting dining area. Adjacent to the kitchen, the spacious living room beckons with its captivating floor-to-ceiling fireplace, creating a cozy retreat for family gatherings or entertaining. Tucked away from the main hub, a private office offers a serene haven for productive work-from-home days. Rounding off the main level is a convenient 2-piece powder room, catering to both functionality and style. Ascending to the second level, discover a haven of relaxation with three generously sized bedrooms, a pristine 4-piece bath, and a thoughtfully appointed laundry room complete with sink and storage. The luxurious primary bedroom epitomizes comfort and sophistication, boasting access to a private balcony, a walk-in closet, and a lavish 5-piece ensuite retreat featuring dual sinks, a sumptuous soaker tub, and a separate shower. The lower level offers additional living space with a versatile family/media room, a



flex room currently utilized as a home gym, a fourth bedroom, and a modern 4-piece bath, catering to every need. Step outside to embrace the enchanting outdoor oasis, where the front yard welcomes you with a charming patio, while the sunny SOUTH-FACING backyard beckons with a sprawling deck and patio, and convenient access to the heated double detached garage. Experience the epitome of urban living with a location that seamlessly blends tranquility with convenience, mere steps from River Park, the vibrant Marda Loop district, excellent schools, upscale shopping, efficient public transit, and easy access to Crowchild Trail. Embrace a lifestyle of luxury and convenience in this unparalleled Altadore gem.

Built in 2009

Essential Information

MLS® #	A2128268
Price	\$949,900
Sold Price	\$988,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,885
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1733 48 Avenue Sw
Subdivision	Altadore
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 2T2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 6th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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