

\$824,900 - 2106 49 Avenue Sw, Calgary

MLS® #A2130929

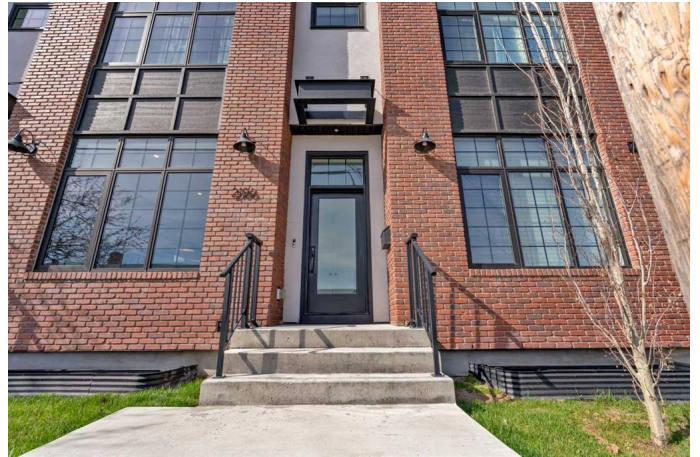
\$824,900

3 Bedroom, 4.00 Bathroom, 1,674 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Welcome to 2106 49 Avenue SW, a stunning townhouse that echoes the grandeur of New York City brownstones with its impressive brick facade. Step inside to discover an open concept main floor, where 10-foot ceilings and wide plank hardwood floors add a touch of elegance. The gourmet kitchen features classic white cabinetry, sleek quartz countertops, a stylish subway tile backsplash, and high-end stainless steel appliances. Adjacent to the kitchen, the spacious dining area is perfect for hosting gatherings. The living room is anchored by a striking black marble fireplace, creating a cozy yet sophisticated ambiance. Upstairs, the primary suite is a serene retreat, complete with a walk-in closet and a timeless ensuite bathroom. A second bedroom, additional bathroom, and a convenient laundry room complete this level. The third floor offers a flexible space that can serve as a home office, media room, art studio, or yoga retreat, enhanced by a private south-facing rooftop patio with breathtaking mountain views. The fully developed basement includes a third bedroom with a dedicated bathroom—ideal for guests—as well as a family room that's perfect for movie nights. Completing this exquisite property is a single detached garage. Its prime location is within easy walking distance of schools, the serene Sandy Beach off-leash park, the flowing Elbow River, and the vibrant Marda Loop, known for its trendy shops and award-winning dining experiences.



Built in 2019

Essential Information

MLS® #	A2130929
Price	\$824,900
Sold Price	\$825,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,674
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2106 49 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1A6

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

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

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 24th, 2024
Days on Market	14
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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