

\$999,000 - 1921 49 Avenue Sw, Calgary

MLS® #A2134707

\$999,000

4 Bedroom, 4.00 Bathroom, 2,022 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

OPEN HOUSE: MAY 25 2-4PM. Nestled on one of Altadore's most sought-after streets, this stunning contemporary home effortlessly blends modern elegance with comfort. One of the standout features of this property is its exceptionally deep lot, measuring approximately 139 feet, which is considerably deeper than comparables in the neighborhood, providing you with more yard space. The backyard is graced by a beautiful apple tree, and its southern exposure ensures plenty of sunlight throughout the day.

As you approach the house, the sleek exterior sets the stage for what's inside. Upon entry, you're greeted by spacious front and rear entryways, designed with practicality and style. These lead you into an expansive open-concept living, dining, and kitchen area, where ultra high-end finishes catch the eye at every turn. Imagine entertaining guests in a space adorned with gleaming countertops, state-of-the-art appliances, including an induction stove, and elegant light fixtures. The main floor also features a chic 2-piece guest bath, a generous walk-in pantry for all your culinary needs, and a stunning gas fireplace that serves as a focal point in the living area, offering both warmth and ambiance.

Ascending to the upper level, you'll discover three large, sunlit bedrooms, each designed to be a personal haven. Picture yourself waking up in the primary suite, which features two



spacious walk-in closets and a spa-like ensuite, perfect for unwinding after a long day. The additional two bedrooms share access to a beautifully appointed bathroom and one features a walk-in closet. For added convenience, the upstairs layout includes a well-equipped laundry room, making chores a breeze.

The fully finished lower level offers a versatile space that can be tailored to your lifestyle. Envision a cozy media or games room where family and friends can gather for movie nights or game days. This level also includes a fourth bedroom, ideal for guests or a home office, an additional bathroom, and ample storage space to keep your home organized and clutter-free.

Just a short stroll away, you'll find one of the city's premier dog parks, perfect for pet owners and outdoor enthusiasts alike. The main level's classy, easy-to-clean tile flooring ensures your home retains a 'brand new' look for years to come, combining practicality with timeless style.

This home isn't just a place to live; it's a lifestyle, offering luxurious comfort and modern amenities in one of the most desirable neighborhoods in Altadore.

Built in 2011

Essential Information

MLS® #	A2134707
Price	\$999,000
Sold Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,022
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1921 49 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2V3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle

Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	May 29th, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Masters
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