

\$948,800 - 2047 48 Avenue Sw, Calgary

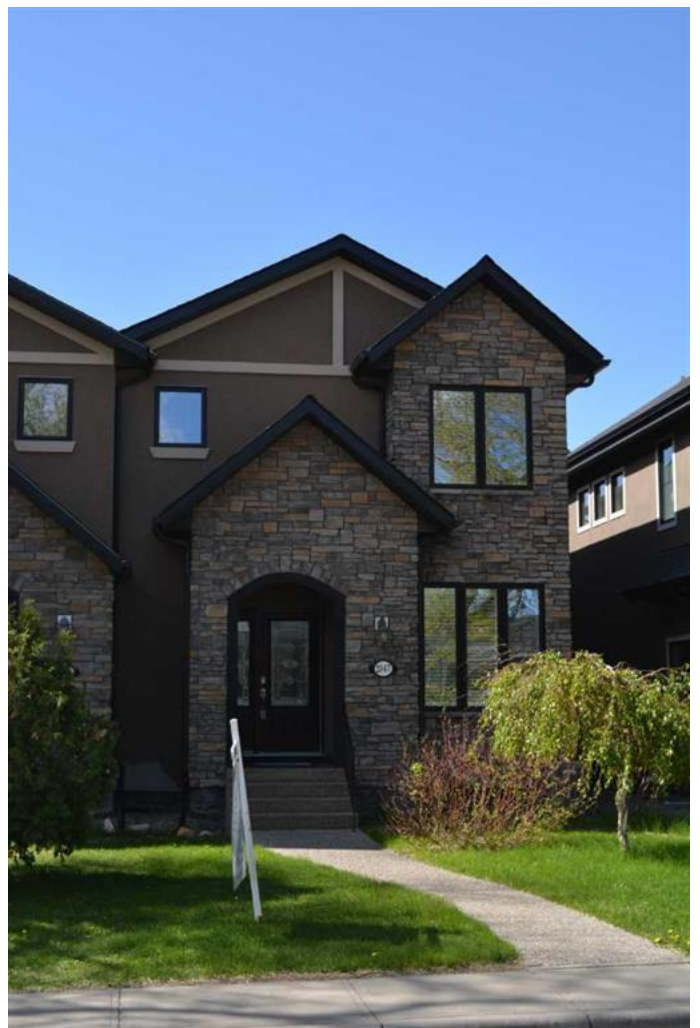
MLS® #A2140973

\$948,800

3 Bedroom, 4.00 Bathroom, 1,897 sqft
Residential on 0.07 Acres

Altadore, Calgary, Alberta

Welcome to Altadore - your next Home is waiting. This stunning property is sure to meet your needs.... and then some. For the discerning buyer who has been patiently searching for that special upgraded and well-maintained home; You have finally arrived. This one-owner property has a robust list of features and updates that will make for an easy move-in experience at under the \$1 million price threshold. This attached Altadore infill gem is quietly situated on a south-backing lot and has a fabulous floorplan, clean lines, elegant curb appeal and coveted location only a block and half to Glenmore Athletic Park and Aquatic Centre. As you enter this stunning home, you are met with newly refinished tigerwood flooring inviting you into this warm living space. French Doors open into a front den area but the focal point is the bright open plan ahead with comfortable dining and living areas that seamlessly flow together and complement the large inviting kitchen with large island - all warmed by a double-sided feature fireplace. The perfect balance is achieved between natural, ambient and accent lighting here, highlighting the recent upgrades that include quartz counter-tops, apron front sink, newer tile back splash, matching custom design marble mosaic tile on the fireplace surround and fresh paint throughout. The upper level welcomes you with beautifully vaulted ceilings as you climb the last stairs to the landing which, when combined with the generous dimensions, creates an incredibly



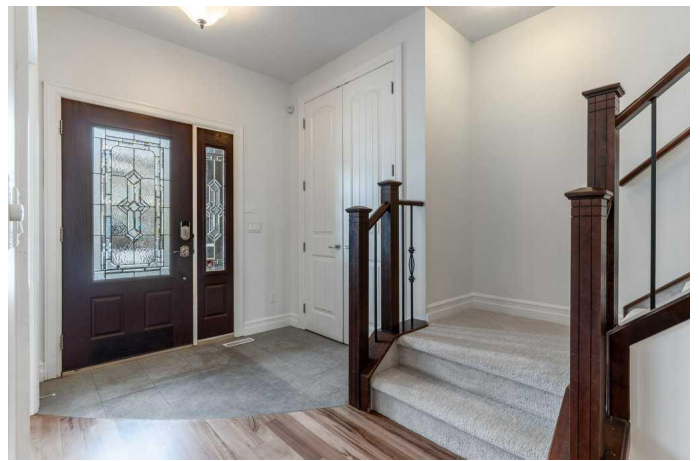
spacious feel to every area on this floor - not just the primary and secondary bedrooms. The recently renovated master ensuite bath was completed by custom builder William Blake Homes in 2016 and truly embodies what a spa/bath retreat should feel like in your home. Linger a little longer here on your tour and take inventory of the heated floors, glass block window, the soaker tub, the double sink vanity, the cabinetry tower above the vanity, the vaulted skylight and the floor to ceiling travertine tile shower behind frameless glass. To complete the high level of finish upstairs, new carpet has just been installed on this floor and the stairs to the main level (2024) and the walls have been freshly painted as well. The spacious and warm lower level presents a flexible and comfortable space to escape to and entertain yourself and guests as well. A 3 piece bathroom, storage room and the furnace/mechanical room service this area and provide options for development of a 4th bedroom if so desired. 3 windows provide lots of natural light and there is in-floor heating to keep you cozy here in the winter. In the summer, central air-conditioning will take over from the high efficiency furnace for year-round comfort. Other features include a gas connection for optional gas cooktop in the kitchen, a full width deck across the back of the home (with bbq connection), exposed aggregate walkways, paved back lane, and a new roof in December of 2023

Built in 2007

Essential Information

MLS® #	A2140973
Price	\$948,800
Sold Price	\$936,000
Bedrooms	3
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,897
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold



Community Information

Address	2047 48 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2T6

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Rear, Off Street, Secured, See Remarks, Side By Side

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Electric Cooktop, Garage Control(s), Garburator, Gas Water Heater, Humidifier, Microwave Hood Fan, Refrigerator, Warming Drawer, Washer, Window Coverings
Heating	Boiler, High Efficiency, In Floor, Electric, Fireplace(s), Floor Furnace, Forced Air, Hot Water, Humidity Control, Natural Gas, See Remarks, Zoned
Cooling	Central Air, Full
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Double Sided, Gas, Living Room, Mantle, Other, Outside, See Remarks, See Through, Stone, Tile
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 26th, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Stonemere Real Estate Solutions
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