

\$949,900 - 1942 49 Avenue Sw, Calgary

MLS® #A2154814

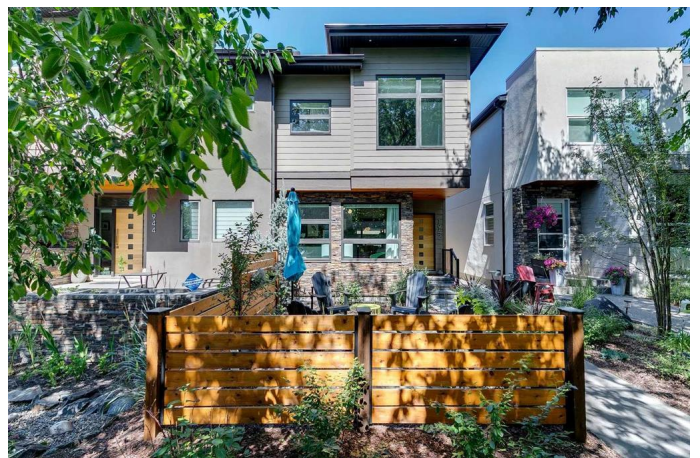
\$949,900

3 Bedroom, 4.00 Bathroom, 1,775 sqft

Residential on 0.06 Acres

Altadore, Calgary, Alberta

Attractively updated 2+1 bedroom home on a beautiful tree-lined street in sought-after Altadore, offering over 2500 sq ft of developed living space. The main level presents hardwood floors, high ceilings & is illuminated by recessed lights & stylish light fixtures, showcasing the living room overlooking the front patio. Just a few steps away, is the completely renovated kitchen that's tastefully finished with quartz counter tops, island/eating bar, plenty of storage space & stainless steel appliances, including a new Bosch gas range & dishwasher & LG fridge & Panasonic microwave. A casual dining area with new gas fireplace is open to the kitchen. Completing the main level is a mudroom & 2 piece powder room. The second level hosts 2 spacious bedrooms, each with a walk-in closet & ensuite bath. The primary bedroom boasts a luxurious 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. A convenient laundry room with custom storage, folding table & sink is the finishing touch to the second level. Basement development includes in-floor heat, a large family/media room, third bedroom with Murphy bed & a 4 piece bath. Other notable features include central air conditioning, Hunter Douglas blinds on most windows, fresh paint, many new light fixtures & brand new roof. Outside, enjoy the new front courtyard & back yard with patio & low maintenance astro-turf. Parking is a breeze with the double detached garage. The inner-city location can't be beat - close



to vibrant Marda Loop, River Park, excellent schools, shopping, public transit & easy access to Crowchild Trail.

Built in 2012

Essential Information

MLS® #	A2154814
Price	\$949,900
Sold Price	\$949,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,775
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1942 49 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2V2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

	Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	August 23rd, 2024
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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