

\$1,300,000 - 1739 48 Avenue Sw, Calgary

MLS® #A2160796

\$1,300,000

3 Bedroom, 1.00 Bathroom, 1,027 sqft

Residential on 0.14 Acres

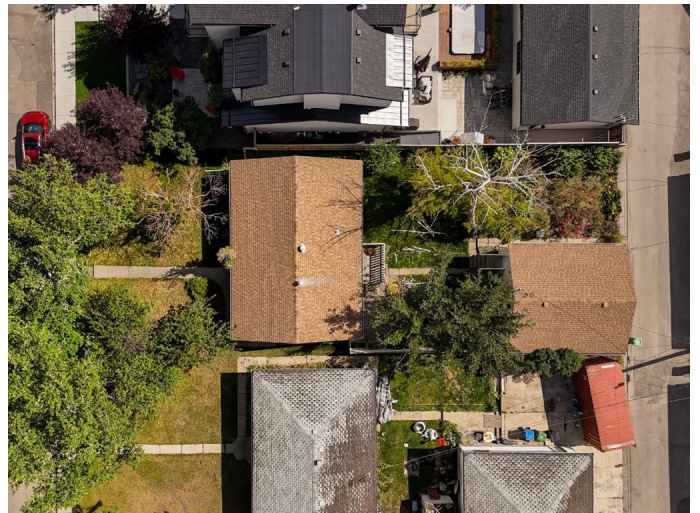
Altadore, Calgary, Alberta

Whether you're looking to invest or build your dream home, this rare 50' x 122' south-backing lot offers endless potential. Surrounded by lush mature trees, and a welcoming community, this property provides a rare opportunity in one of Calgary's most sought-after neighbourhoods. The existing home is fully livable while you wait for building permits, making it an ideal hold-and-build opportunity. Enjoy the convenience of nearby top-rated private and public schools, an off-leash dog park, River Park, North Glenmore Park, scenic river pathways, and the vibrant amenities of Marda Loop. This property is being sold "as is, where is," with no representations or warranties. Offers will be presented on Sunday, September 1 at noon. Don't miss it!

Built in 1953

Essential Information

MLS® #	A2160796
Price	\$1,300,000
Sold Price	\$1,210,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,027
Acres	0.14
Year Built	1953



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1739 48 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2T2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2024
Date Sold	September 6th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Sotheby's International Realty Canada

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