

\$1,400,000 - 1612 49 Avenue Sw, Calgary

MLS® #A2168683

\$1,400,000

5 Bedroom, 3.00 Bathroom, 1,214 sqft

Residential on 0.16 Acres

Altadore, Calgary, Alberta

Location, Location, Location! - An Ideal location on the only cul-de-sac in Altadore - Rarely do homes/lots come available on the most coveted street in one of Calgary's most sought after communities - This large 66 X 120 lot is the perfect spot to build your spectacular new dream home. Live in or rent this unique 5 bedroom, 3 bath, spacious bungalow that offers over 2300 square feet of living space while you complete your building plans. The possibilities are endless! - Steps to River Park, Sandy Beach, Glenmore Pool, Indoor and outdoor tennis courts, the Elbow River pathway system, Monogram Coffee, Neighbours Cafe, and numerous schools, both public and private. Only 15 minutes to downtown and 5 minutes to the amazing amenities of Marda Loop. This is an incredible opportunity that you do not want to miss!

Built in 1955

Essential Information

MLS® #	A2168683
Price	\$1,400,000
Sold Price	\$1,360,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,214
Acres	0.16



Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1612 49 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2T7

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Parking Pad

Interior

Interior Features	Beamed Ceilings, High Ceilings, Storage, Natural Woodwork
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Garden
Roof	Rolled/Hot Mop
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 2nd, 2024
Days on Market	6

Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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