

\$995,000 - 1712 49th Avenue Sw, Calgary

MLS® #A2171052

\$995,000

4 Bedroom, 4.00 Bathroom, 1,874 sqft
Residential on 0.07 Acres

Altadore, Calgary, Alberta

Offered for sale by the original owner, this recently upgraded 3 + 1 bedroom home sits on a quiet street in sought after Altadore. Upon entry, you will notice how this property was built to the highest standard, with quality materials + luxurious finishes. Flooded by natural light, the main floor features a formal entryway; dining room; upgraded kitchen with quartz counters, new stainless steel appliance package (2021), custom wood cabinetry, farmhouse sink + garburator, designer lighting; site finished hardwood floors; coved entry ways; 2-piece bath, and a cozy living room anchored by a fireplace + built-ins w/ hidden dry bar. Outdoor living includes a spacious deck w/ privacy pergola & sitting area w/ sectional + fireable (both included). The upper level hosts an inviting primary retreat w/ a 5-piece ensuite bath (big soaker tub, separate shower, large double vanity), walk-in closet, architectural fireplace, & vaulted ceilings. Also on this level are 2 more large bedrooms w/ big closets, a stacked washer/dryer, linen closet, and spacious 4-piece bath. Don't miss the expansive lower level guest room w/ handy walk through closet leading to a 4-piece bath, rumpus/media room, and under stair storage + bonus freezer. The garage is double detached on a paved lane and the landscaping is mature w/ perennials, small yard (perfect for kids), and columnar Aspen's. This location is minutes from downtown, steps from great schools/wonderful parks + playgrounds, countless amenities and public transit. Your



fabulous & kind new neighbours will make you feel welcomed from the very beginning.

Built in 2007

Essential Information

MLS® #	A2171052
Price	\$995,000
Sold Price	\$982,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,874
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1712 49th Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2T9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Wine

	Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Fire Pit, Gas, Master Bedroom, Outside, See Remarks, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2024
Date Sold	October 21st, 2024
Days on Market	10
Zoning	RCG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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