

# \$1,099,900 - 1742 49 Avenue Sw, Calgary

MLS® #A2231898

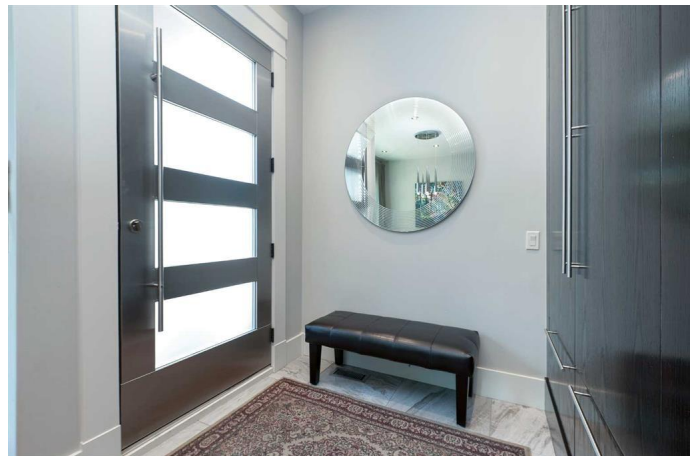
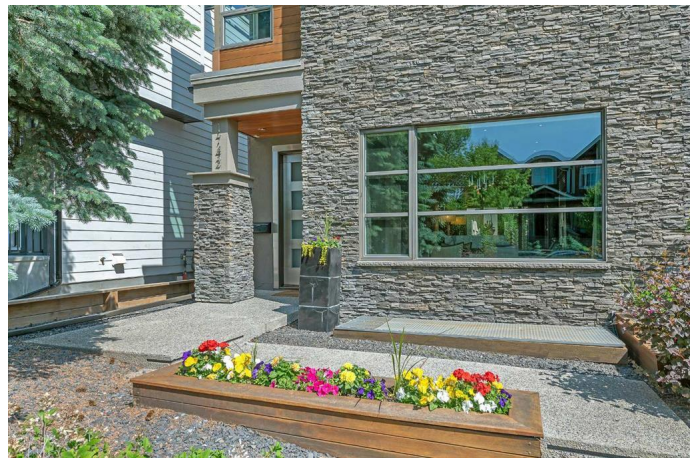
**\$1,099,900**

4 Bedroom, 4.00 Bathroom, 1,889 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

A league of its own! Most infills are not built to this calibre! Located in the heart of sought-after Altadore, sophistication & luxury collide in this 3+1 bedroom home offering over 2700 sq ft of developed living space. The open main level presents rich walnut hardwood floors & 10'™ ceilings, showcasing a front dining room with ample space to host family & friends & flows into the kitchen that's tastefully finished with a marble waterfall island/eating bar, plenty of storage space & high-end stainless steel appliances. The living room is anchored by a feature fireplace & eye-catching built-ins. A mudroom & 2 piece powder room complete the main level. Ascend the open riser staircase to the second level that hosts 3 bedrooms, a 4 piece bath & laundry facilities. The primary bedroom with soaring 12'™ ceiling & private balcony features a custom-built walk-in closet & luxurious 5 piece ensuite with dual sinks, relaxing freestanding jetted tub & oversized shower with steam feature. Basement development is the ideal spot for movie or game night includes a large family/media room complete with wet bar & wine & beverage fridges. The finishing touches to the basement are a fourth bedroom & 4 piece bath. Other notable features include central air conditioning & built-in speakers. Outside, enjoy the beautifully landscaped front yard & private back yard with deck & large patio with cozy outdoor fireplace. Parking is a breeze with a double detached. The location is incredibly



convenient, close to Glenmore Athletic Park, 2 golf courses, River Park, schools, shopping, public transit & easy access to Crowchild & Glenmore Trails.

Built in 2011

### **Essential Information**

MLS® #	A2231898
Price	\$1,099,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,889
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	1742 49 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2T9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In
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	Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	June 17th, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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