

# \$1,150,000 - 1910 48 Avenue Sw, Calgary

MLS® #A2186996

**\$1,150,000**

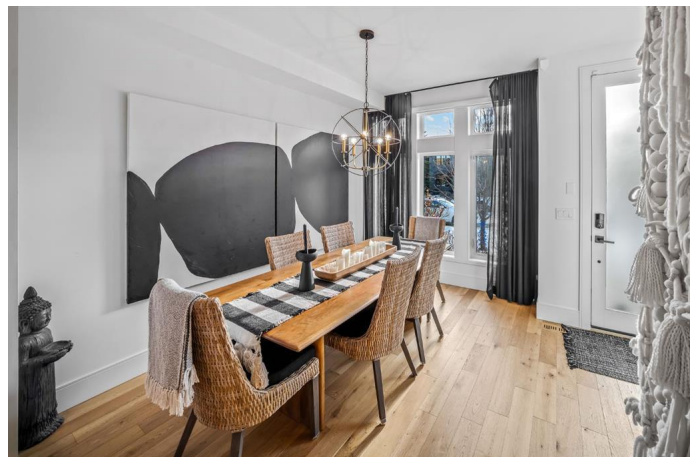
4 Bedroom, 5.00 Bathroom, 1,917 sqft  
Residential on 0.06 Acres

Altadore, Calgary, Alberta

This stylish and meticulously crafted home is located in Altadore, one of Calgary's most desirable inner-city neighborhoods. From the moment you step inside, you'll appreciate the quality finishes that the builder has used throughout, both inside and out. The main floor features an open and functional layout, where the formal dining room seamlessly flows into the kitchen and continues into the spacious living room.

The kitchen is a standout, offering a large island with sleek quartz countertops, generous prep space, a custom hood fan, a gas range, top-of-the-line Jennair stainless steel appliances, and abundant cabinetry for all your storage needs. The living room exudes elegance, with built-in shelving surrounding the fireplace and a striking tiled wall feature, while sliding patio doors lead to your deck and low-maintenance backyard. The main floor also includes a side entrance with a built-in boot room, a sliding door, and a convenient two-piece guest bathroom.

Upstairs, the south-facing primary suite is a tranquil retreat, featuring a stunning ceiling and wallpaper combination complemented by matching black drapes. The en-suite is designed for relaxation, with double vanities, quartz countertops, an independent soaker tub, a glass shower, a private toilet, and a walk-in closet. The second floor also houses a laundry room with a tile backsplash, sink, quartz countertops, and a spacious linen closet just outside. Additionally, there is a large



north-facing bedroom with its own four-piece en-suite and walk-in closet.

The third floor offers a versatile space, perfect as a den or office—ideal for work or quiet retreat. This level also includes another generously sized bedroom and a four-piece bathroom, providing a private living area.

In the basement, you'll find a spacious family/recreation room, a utility room, another matching four-piece bathroom, and the fourth bedroom.

The exterior features durable fibre cement siding, and the professionally landscaped yard boasts composite decking and artificial turf, ensuring a low-maintenance lifestyle.

With close proximity to multiple parks, Sandy Beach, the Marda Loop District, both elementary and high school options, and just minutes from downtown, it's easy to see why this neighborhood is so highly sought after.

Built in 2017

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2186996               |
| Price          | \$1,150,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 1,917                  |
| Acres          | 0.06                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 3 Storey |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1910 48 Avenue Sw |
| Subdivision | Altadore          |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2T 2T3 |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Double Garage Detached, Alley Access, Gated |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Closet Organizers, Double Vanity |
| Appliances        | Dishwasher, Microwave, Washer/Dryer, Central Air Conditioner, Gas Stove, Range Hood, Window Coverings   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape      |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Cement Fiber Board, Composite Siding, Mixed, Metal Siding |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 28th, 2025 |
| Days on Market | 44                 |
| Zoning         | R-CG               |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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