

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

MLS® #A2231898

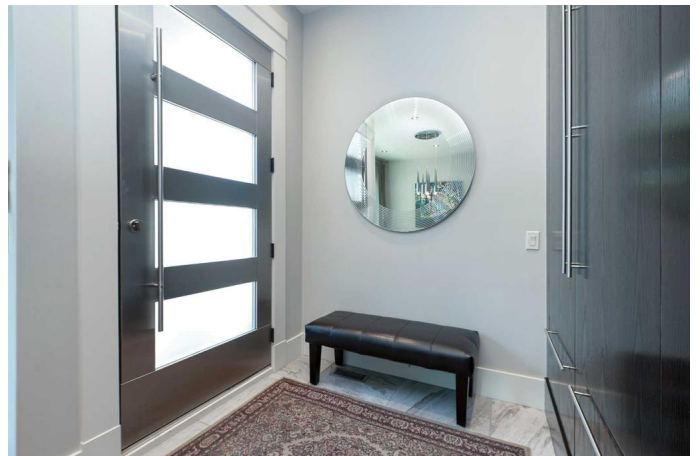
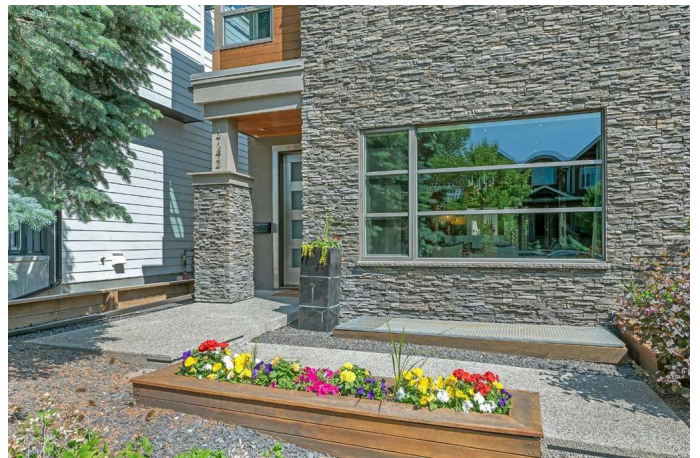
**\$1,099,900**

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 |
|-------------------|--|

|                 |   |
|-----------------|---|
|                 | 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 | 6               |
| Zoning         | R-CG            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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