



THE
A-TEAM

**RE/MAX
FIRST**

2047 48 Avenue, Calgary T2T 2T6

MLS®#: **A2121058**

Area: **Altadore**

Listing Date: **04/10/24**

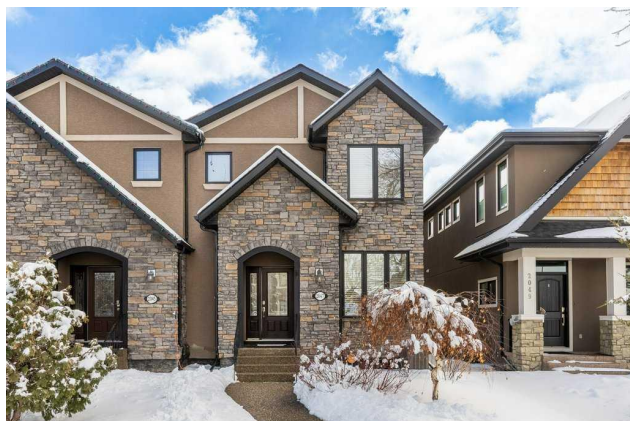
List Price: **\$959,900**

Status: **Active**

County: **Calgary**

Change: **-\$17k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2007

Lot Information

Lot Sz Ar:

3,078 sqft

Lot Shape:

25 feet by 122.4 feet (rectangular)

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,City Lot,Front Yard,Lawn,Landscaped,Level,Rectangular Lot Alley Access,Double Garage Detached,Enclosed,Garage Door Opener,Garage Faces Rear,Off Street,Secured,See Remarks,Side By Side

DOM

39

Layout

Beds:

3 (3)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Boiler,High Efficiency,In**

Floor,Electric,Fireplace(s),Floor Furnace,Forced

Air,Hot Water,Humidity Control,Natural Gas,See

Remarks,Zoned

Sewer:

Ext Feat:

Kitchen Appl:

BBQ gas line,Private Entrance,Private Yard

Central Air Conditioner,Dishwasher,Double Oven,Dryer,Electric Cooktop,Garage Control(s),Garburator,Gas Water Heater,Humidifier,Microwave Hood

Fan,Refrigerator,Warming Drawer,Washer,Window Coverings

Int Feat:

Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen

Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Skylight(s),Soaking Tub,Storage,Sump

Pump(s),Vaulted Ceiling(s),Vinyl Windows

Utilities:

Room Information

Room

2pc Bathroom

Kitchen

Mud Room

4pc Bathroom

Level

Main

Main

Main

Second

Dimensions

5`6" x 5`3"

10`2" x 18`1"

4`8" x 10`1"

9`7" x 8`1"

Room

Dining Room

Living Room

Den

5pc Ensuite bath

Level

Main

Main

Main

Second

Dimensions

9`5" x 12`10"

14`11" x 10`1"

9`10" x 12`10"

6`2" x 17`8"

Bedroom
Laundry
3pc Bathroom
Furnace/Utility Room

Second
Second
Lower
Lower

9`8" x 10`4"
5`5" x 6`10"
5`1" x 9`0"
5`10" x 11`8"

Bedroom
Bedroom - Primary
Game Room

Second
Second
Lower

9`8" x 13`7"
13`1" x 17`10"
19`0" x 30`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1100AJ

Zoning:
R-C2

Remarks

Pub Rmks:

Welcome to Altadore - your next Home is waiting. This stunning property is sure to meet your needs.... and then some. For the discerning buyer who has been patiently searching for that special upgraded and well-maintained home; You have finally arrived. This one-owner property has a robust list of features and updates that will make for an easy move-in experience at under the \$1 million price threshold. This attached Altadore infill gem is quietly situated on a south-backing lot and has a fabulous floorplan, clean lines, elegant curb appeal and coveted location only a block and half to Glenmore Athletic Park and Aquatic Centre. As you enter this stunning home, you are met with newly refinished tigerwood flooring inviting you into this warm living space. French Doors open into a front den area but the focal point is the bright open plan ahead with comfortable dining and living areas that seamlessly flow together and complement the large inviting kitchen with large island - all warmed by a double-sided feature fireplace. The perfect balance is achieved between natural, ambient and accent lighting here, highlighting the recent upgrades that include quartz counter-tops, apron front sink, newer tile back splash, matching custom design marble mosaic tile on the fireplace surround and fresh paint throughout. The upper level welcomes you with beautifully vaulted ceilings as you climb the last stairs to the landing which, when combined with the generous dimensions, creates an incredibly spacious feel to every area on this floor - not just the primary and secondary bedrooms. The recently renovated master ensuite bath was completed by custom builder William Blake Homes in 2016 and truly embodies what a spa/bath retreat should feel like in your home. Linger a little longer here on your tour and take inventory of the heated floors, glass block window, the soaker tub, the double sink vanity, the cabinetry tower above the vanity, the vaulted skylight and the floor to ceiling travertine tile shower behind frameless glass. To complete the high level of finish upstairs, new carpet has just been installed on this floor and the stairs to the main level (2024) and the walls have been freshly painted as well. The spacious and warm lower level presents a flexible and comfortable space to escape to and entertain yourself and guests as well. A 3 piece bathroom, storage room and the furnace/mechanical room service this area and provide options for development of a 4th bedroom if so desired. 3 windows provide lots of natural light and there is in-floor heating to keep you cozy here in the winter. In the summer, central air-conditioning will take over from the high efficiency furnace for year-round comfort. Other features include a gas connection for optional gas cooktop in the kitchen, a full width deck across the back of the home (with bbq connection), exposed aggregate walkways, paved back lane, and a new roof in December of 2023

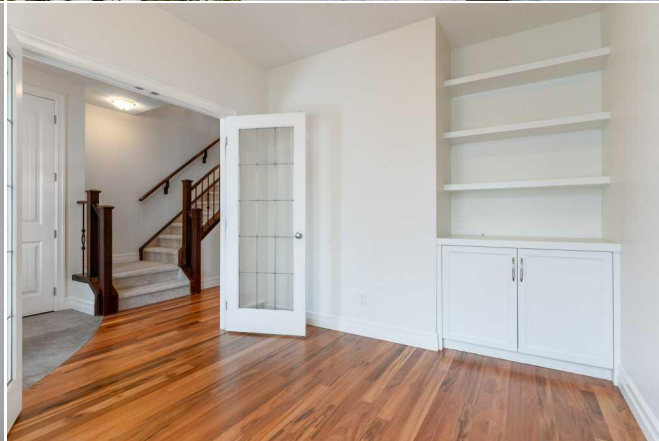
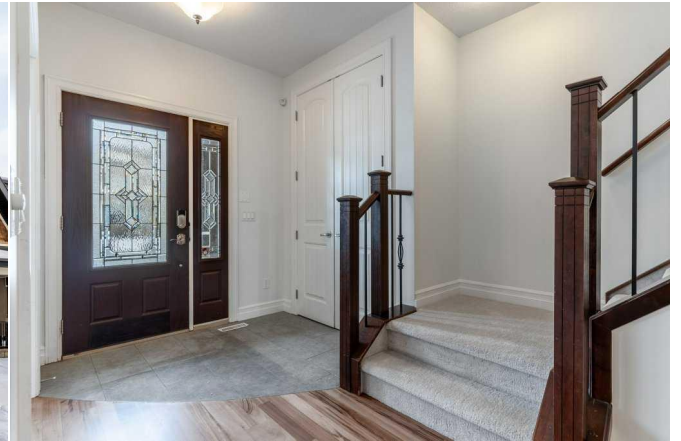
Inclusions:

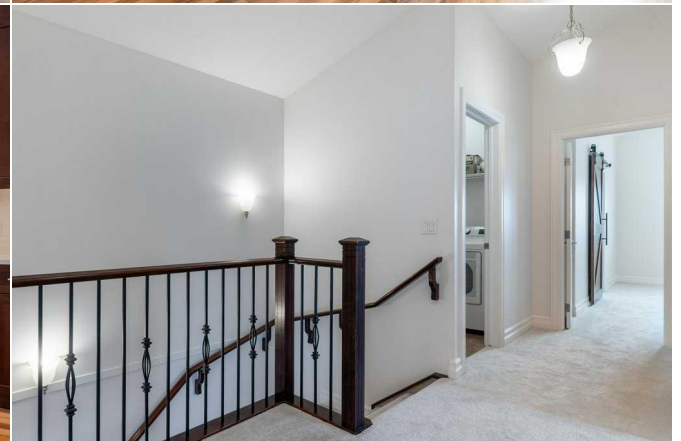
Built-in speakers throughout home, Bose speakers and subwoofer set up in entertainment wall in the downstairs rec. room. Vivint Smart Hub panel, doorbell camera, wireless camera on garage, door sensors

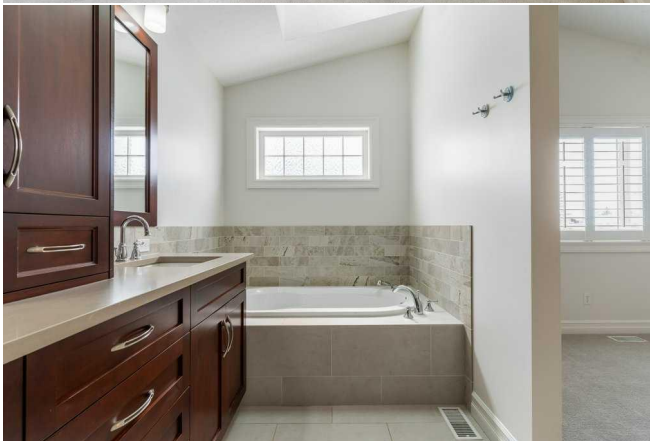
Property Listed By:

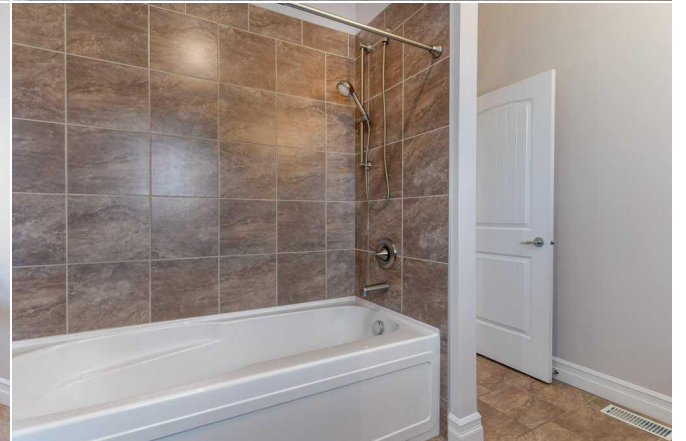
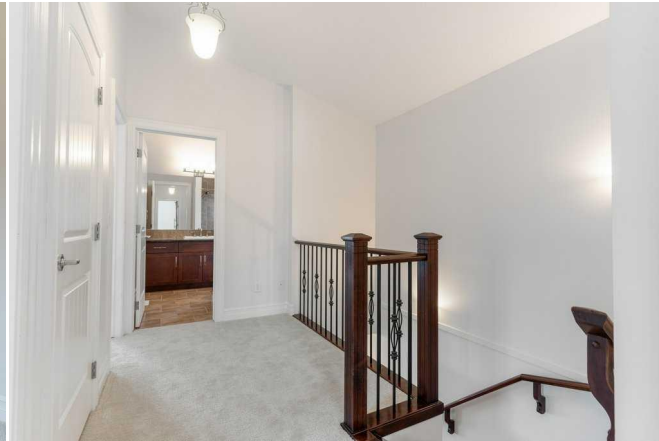
Stonemere Real Estate Solutions

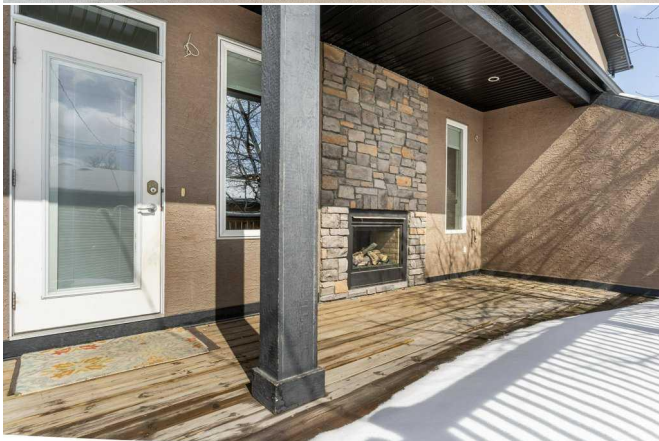
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













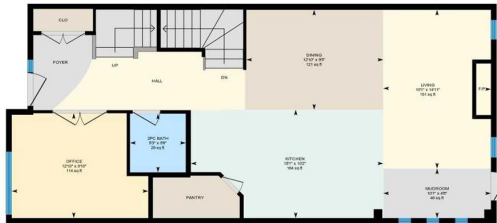
2047 48 Ave SW, Calgary, AB
Basement (Below Grade) Exterior Area 868.42 sq ft



PREPARED: 2024/04/06

While regions are excluded from total floor area in OUTSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2047 48 Ave SW, Calgary, AB
Main Floor Exterior Area 1031.17 sq ft



PREPARED: 2024/04/06

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2047 48 Ave SW, Calgary, AB
2nd Floor Exterior Area 863.38 sq ft



PREPARED: 2024/04/06

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