



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1920 49 Avenue, Calgary T2T2V2**

MLS®#: **A2135100**

Area: **Altadore**

Listing Date: **05/29/24**

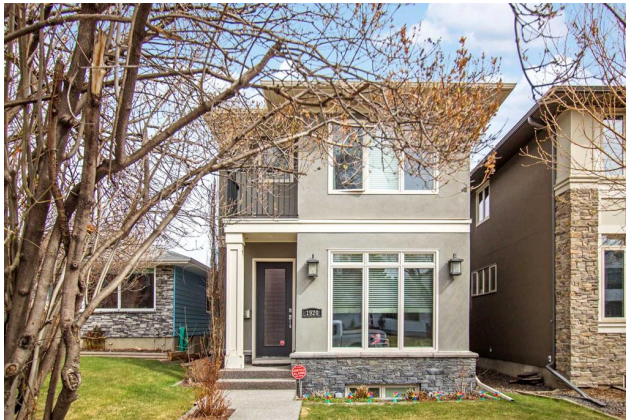
List Price: **\$998,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,056 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,941**

Low Sqft:

Ttl Sqft: **1,941**

DOM

**30**

Layout

Beds: **3 (3 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped,Level,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Private Yard,Rain Gutters**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,Kitchen Island,Open Floorplan,Recessed Lighting**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`3" x 13`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`7" x 10`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`2" x 10`11"</b>
<b>Bonus Room</b>	<b>Basement</b>	<b>14`10" x 14`5"</b>
<b>Den</b>	<b>Basement</b>	<b>13`11" x 10`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>12`2" x 4`2"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`3" x 6`8"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 10`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`11" x 12`0"</b>
<b>Game Room</b>	<b>Main</b>	<b>13`11" x 12`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`11" x 10`8"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`4" x 5`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 5`2"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`6" x 6`10"</b>

5pc Ensuite bath

Upper

8`10" x 8`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

2768X

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Just a quick walk to Marda Loop and the river park, this 4 bedroom and 3.5 bathroom 2-storey is situated on a quiet street lined with trees in the popular community of Altadore. Main floor highlights include gleaming hardwood floors in pristine condition, 9' flat painted ceilings with speaker and pot lights overhead and a two-sided gas fireplace capped with granite and a built in cabinet with book case separating the front sitting area from the dining area with a modern chandelier. The two-toned kitchen cabinetry features modern white cabinets which is stylishly complimented by the wood grain of the kitchen island. Granite countertops, stainless steel appliances, built-in pantry, a breakfast eating bar at the island and a wet bar with glass cabinet doors complete the kitchen. The living room located just off the kitchen offers a great place to relax with a view of the back yard in front of the gas fireplace flanked by built-in cabinetry and a book shelf. Upstairs there is a common 4 piece bathroom, a laundry room and three bedrooms including the master which features a wall of built-in wardrobe cabinetry and a private ensuite with a deep soaker tub and a glass enclosed shower. The lower level features a rec room, a third full bathroom, a flex room perfect for a guest bedroom or a home office and plenty of space for storage. Enjoy the summer days ahead on the back deck in the fully fenced and landscaped backyard with a double detached garage. Located close to schools, parks, playgrounds, transit and just a quick ride to downtown makes this a great place to call home in one Calgary's premier neighbourhoods. Book your showing to view today!**

Inclusions:  
Property Listed By: **N/A  
CIR Realty**

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





