



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1612 48 Avenue, Calgary T2T 2S8**

MLS®#: **A2160441**

Area: **Altadore**

Listing Date: **08/28/24**

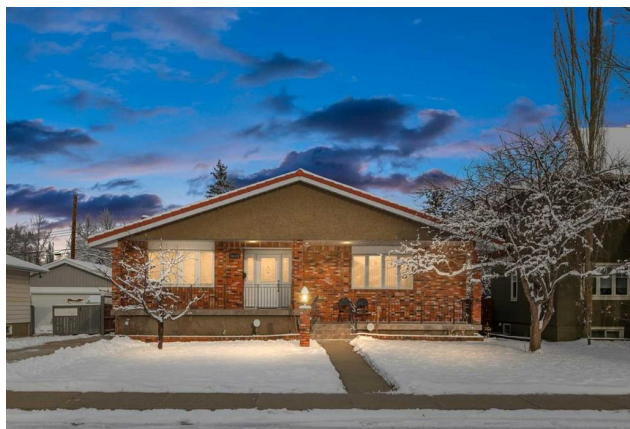
List Price: **\$2,250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1956**

Finished Floor Area

Abv Sqft: **2,227**  
Low Sqft:  
Ttl Sqft: **2,227**

Lot Information

Lot Sz Ar: **6,953 sqft**  
Lot Shape:

DOM

**115**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **Bungalow**

Parking

Ttl Park: **7**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Dog Run Fenced In,Fruit Trees/Shrub(s),Front Yard,Lawn,Level,Street Lighting,Rectangular Lot,Treed**

Park Feat:

**Alley Access,Double Garage Attached,Garage Door Opener,Garage Faces Rear,Insulated,Side By Side**

Utilities and Features

Roof: **Clay Tile**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Dog Run,Private Yard,Rain Gutters**

Construction:

**Brick,Stucco,Wood Frame**

Flooring:

**Hardwood,Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,ENERGY STAR Qualified Refrigerator,European Washer/Dryer Combination,Freezer,Garage Control(s),Garburator,Humidifier,Microwave,Range Hood,Window Coverings**

Int Feat:

**Bookcases,Built-in Features,Central Vacuum,Chandelier,Crown Molding,Double Vanity,Granite Counters,Jetted Tub,Recessed Lighting,Sauna,Soaking Tub,Storage,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	23`0" x 13`1"
Kitchen With Eating Area	Main	15`11" x 13`8"
2pc Bathroom	Main	5`1" x 3`5"
5pc Ensuite bath	Main	11`7" x 9`0"
3pc Bathroom	Main	10`8" x 6`2"

Room	Level	Dimensions
Dining Room	Main	14`8" x 13`9"
Family Room	Main	20`11" x 18`2"
Bedroom - Primary	Main	20`10" x 12`7"
Bedroom	Main	15`6" x 11`3"
Bedroom	Main	11`8" x 8`0"

<b>Laundry</b>	<b>Main</b>	<b>10`7" x 6`3"</b>	<b>Game Room</b>	<b>Lower</b>	<b>32`3" x 16`2"</b>
<b>Other</b>	<b>Lower</b>	<b>10`1" x 3`8"</b>	<b>Flex Space</b>	<b>Lower</b>	<b>24`6" x 18`4"</b>
<b>Kitchen With Eating Area</b>	<b>Lower</b>	<b>14`3" x 12`5"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>14`3" x 12`7"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`5" x 9`4"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>11`0" x 10`6"</b>
<b>Storage</b>	<b>Lower</b>	<b>7`11" x 6`2"</b>	<b>Storage</b>	<b>Lower</b>	<b>10`11" x 6`5"</b>
<b>Storage</b>	<b>Lower</b>	<b>9`5" x 3`0"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>12`8" x 11`0"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C1**  
 Legal Desc: **5301GP**

Remarks

Pub Rmks: **A very rare opportunity to own an oversized solid brick & clay tile exterior bungalow backing onto green space in the heart of desirable Altadore. Featuring an expansive and partially updated 4108 sq ft of living space, 5 bedrooms and 3.5 bathrooms, the home provides one level style living, with option to have live in caretaker or nanny on lower level with its additional full kitchen, bathroom & bedrooms, in a family-friendly setting. As you approach the home, you'll be greeted by a large, sunny south front yard and a welcoming porch, ideal for relaxing and enjoying the neighbourhood's friendly atmosphere. Inside, the home features a spacious living room is illuminated with natural light and a dining room spacious enough to host large gatherings with family and friends. Beautiful crown moulding adorns the main floor entertaining spaces. The perfectly situated family room has a balcony, custom wood paneling, built-in bookcases and a wood burning stone fireplace that serves as a cozy focal point. The kitchen is generously sized and includes a dining nook, making it a perfect space for creating and enjoying family meals. Your elegant primary bedroom suite has a large bow window, an ensuite washroom with dual sinks, Bain Ultra tub and shower. With two more comfortable bedrooms and a full family washroom on the main floor, there's plenty of room for a growing family or guests. The lower level of the home offers versatility, with a second kitchen with dining area, a large recreation room complete with wet bar and stone fireplace. A large flex room provides additional space that can be customized to fit your needs, whether as a gym, or hobby room. The spacious washroom features a corner tub, shower, and a full sauna, offering a spa-like experience in the comfort of your own home. There are two additional bedrooms and plenty of storage space that complete the lower level. The attached two car garage has room for all your outdoor gear, while the additional driveway parking is great for family vehicles or an RV. The sunny yard is great for kids to enjoy and perfect for growing a home garden. Out back there is a fantastic neighbourhood green space and playpark. Great schools nearby including Altadore School, Rundle Academy, St. James School, Dr. Oakley School, Connect Charter School, Masters Academy and College, Central Memorial High School, and Mount Royal University. Strategically located near River Park off-leash dog park, Sandy Beach, Glenmore Athletic Park, the Aforza Tennis Club, Earl Grey Golf Club, Lakeview Golf Course and the trendy Marda Loop shopping district.**

Inclusions: **Second refrigerator, second dishwasher, second range hood.**  
 Property Listed By: **Sotheby's International Realty Canada**

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



