



THE A-TEAM

RE/MAX FIRST

1612 48 Avenue, Calgary T2T 2S8

MLS#: A2160441 Area: Altadore Listing: 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

DOM

147
Layout
Beds: 5 (3 2)
Baths: 3.5 (3 1)
Style: Bungalow

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

Parking

Ttl Park: 7
Garage Sz: 2

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/Bsm: 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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Bathrooms, Dining Room, Family Room, and Bedrooms with their respective levels and dimensions.

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

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











