



THE
A-TEAM

**RE/MAX
FIRST**

2045 49 Avenue, Calgary T2T 2V5

MLS®#: **A2161861**

Area: **Altadore**

Listing Date: **09/04/24**

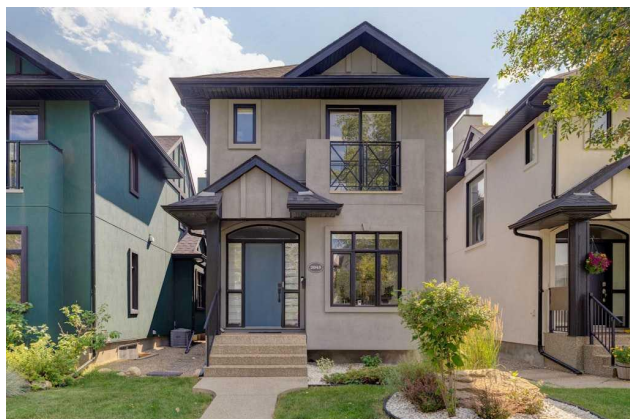
List Price: **\$1,074,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**
Lot Information
Lot Sz Ar: **3,627 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,676**
Low Sqft:
Ttl Sqft: **1,676**

DOM

14
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Landscaped,Level,Street Lighting,Private,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Gas Range,Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`0" x 12`1"	Kitchen	Main	18`0" x 17`6"
Dining Room	Main	8`10" x 12`3"	Foyer	Main	7`1" x 9`8"
2pc Bathroom	Main	5`11" x 4`11"	4pc Bathroom	Upper	6`11" x 6`6"
4pc Ensuite bath	Upper	7`1" x 15`6"	Bedroom - Primary	Upper	11`1" x 19`6"
Bedroom	Upper	16`0" x 11`8"	Bedroom	Upper	9`3" x 9`7"
Bedroom	Basement	9`7" x 12`2"	Game Room	Basement	16`6" x 25`7"

3pc Bathroom

Basement

5`7" x 7`6"

Furnace/Utility Room
Legal/Tax/Financial

Basement

6`8" x 11`8"

Title:
Fee Simple
Legal Desc:

0311660

Zoning:
R-C2

Remarks

Pub Rmks: **With its charming exterior hinting at the elegance within, this exceptional family home sits on a beautifully landscaped lot in the coveted Altadore neighbourhood of Calgary, combining timeless curb appeal with a prime location. This 2 storey home is perfect for growing families or professional couples alike, meticulously renovated with finishing selections that whisper elegance, and sophistication such as updated LVP flooring; fresh paint inside and out; new light installations paired with recessed lighting; and fully updated 2 pc powder room. Inside the threshold you will discover the formal dining space with enough space for your harvest table, awaiting intimate dinner parties for two, or gatherings that include the whole family. As you continue, you will discover the heart of the home, the kitchen, which has been fully updated with brand new appliances including a gas range and built-in Sub Zero floor to ceiling wine refrigerator, sleek quartz countertops, pantry and extensive custom cabinetry that blends style and functionality. The open layout features a spacious island with seating, ideal for casual dining, with a built-in curacao cabinet and additional cabinetry and counter space spanning the length of the opposite wall in the kitchen. The spacious living room is made cozy by a new electric fireplace for ambiance on cooler evenings. Travelling upstairs will reveal a 2nd floor laundry room with a new washer and dryer, updated main bath and 3 spacious bedrooms, including the primary suite, which is complete with vaulted ceilings, a built-in library wall, a dedicated A/C wall unit, Juliette balcony, large walk-in closet and perfectly composed ensuite bath featuring a soaker tub, separate glass enclosed shower and skylight. The basement level offers an expansive rec room, perfect for a child's playroom, man cave or theater room, as well as a 4th bedroom and full updated bath with a steam shower. Further features include central A/C, brand new roofs on both the house and garage, landscaped sunny south backyard with a newly refinished deck, a flagstone patio and access to the double detached garage. Also enjoy the convenient location, close to Glenmore Athletic Park, schools, shopping, public transit and easy access to Crowchild Trail. A/C Wall Unit in Master Bedroom, Sound System on Main and Basement Levels.**

Inclusions:
Property Listed By: **Century 21 Bamber Realty LTD.**

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

