



THE
A-TEAM

**RE/MAX
FIRST**

1739 48 Avenue, Calgary T2T 2T2

MLS®#: **A2184042**

Area: **Altadore**

Listing Date: **01/09/25**

List Price: **\$2,295,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2026**

Finished Floor Area

Abv Sqft: **2,874**

Low Sqft:

Ttl Sqft: **2,874**

Lot Information

Lot Sz Ar: **3,306 sqft**

Lot Shape:

DOM

9

Layout

Beds: **4 (3 1)**

Baths: **4.5 (4 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction:

Brick,Composite Siding,Stucco

Flooring:

Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`3" x 13`11"	Dining Room	Main	12`0" x 10`10"
Living Room	Main	18`0" x 13`4"	Pantry	Main	9`1" x 6`8"
Foyer	Main	6`0" x 6`0"	Office	Main	6`6" x 5`9"
Game Room	Basement	16`8" x 16`1"	Loft	Third	21`7" x 13`7"
Laundry	Upper	9`10" x 5`10"	Furnace/Utility Room	Basement	9`2" x 9`0"
Balcony	Third	18`0" x 8`6"	Exercise Room	Basement	10`0" x 9`0"
Mud Room	Main	7`0" x 4`7"	Bedroom - Primary	Upper	14`11" x 12`4"
Bedroom	Upper	12`0" x 11`6"	Bedroom	Third	12`6" x 10`9"

Bedroom
3pc Ensuite bath
4pc Bathroom

Basement
Upper
Third

10`7" x 10`0"
12`0" x 6`0"
9`0" x 5`0"

2pc Bathroom
5pc Ensuite bath
4pc Bathroom

Main
Upper
Basement

5`5" x 5`0"
19`10" x 8`11"
11`0" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

5770AJ

Remarks

Pub Rmks:

Welcome to a home that truly defines luxury living in Calgary's prestigious Altadore! Built by renowned Alliance Custom Homes, this 3-STOREY residence combines exceptional craftsmanship w/ thoughtful design to create a space that's as functional as it is beautiful. Located on a desirable street in Altadore, this home is surrounded by four other upcoming, stunning infills that create a cohesive & upscale streetscape! From the moment you arrive, the home's timeless architecture & clean lines exude elegance. Inside, you're greeted by an abundance of natural light pouring in through oversized windows, highlighting the soaring ceilings & open layout. The heart of the home is the kitchen - a true showstopper for culinary enthusiasts. It's equipped w/ professional-grade appliances, including a gas cooktop & built-in wall oven, along w/ a sleek quartz island that serves as a workspace & gathering spot. Custom, full-height cabinetry offers plenty of storage, while a walk-through pantry keeps everything organized & out of sight, w/ a convenient prep sink & beverage fridge. The main floor flows seamlessly into a spacious living room anchored by a sleek gas fireplace & accented by full-height sliding glass doors leading to the wood deck & landscaped backyard. Whether you're hosting a formal dinner in the elegant dining area or enjoying a quiet evening at home, the main floor delivers on both style & comfort. A thoughtfully designed mudroom w/ built-in storage adds practicality to the mix, as does a bright pocket office w/ a glass wall, making day-to-day living effortless. Upstairs, the primary suite is a luxurious retreat w/ a recessed 11-ft ceiling in front of the ceiling-height windows! The spa-inspired ensuite feels like your own private getaway, featuring a soaker tub, an oversized tile shower, & a custom vanity w/ dual sinks. The walk-in closet is equally impressive, w/ built-ins designed to keep everything perfectly organized. The other side of this level is a dedicated junior suite w/ a modern 3-pc ensuite & large walk-in closet, perfectly spacious for growing kids! The modern conveniences continue up to the third floor, w/ a third bedroom w/ a walk-in closet, a 4-pc main bath, a large storage room, & every entertainer's dream - a full wet bar w/ quartz island! A private balcony is perfect for summer get-togethers & quiet evenings w/ family. The living space continues into the finished basement w/ a large rec space w/ a custom wet bar, a home gym area, & a fourth bedroom w/ direct access to a 4-pc bath - ideal for guests or a live-in nanny. Located in one of Calgary's most vibrant communities, this home isn't just a place to live - it's a lifestyle. Altadore is known for its mature tree-lined streets, close-knit community feel, & access to some of the city's best amenities. From top-rated schools to boutique shops, trendy cafes, & the stunning green spaces of River Park, everything you need is just steps away. This home is the perfect blend of sophistication & comfort!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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





