



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

**43**

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

**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:

**5770AJ**

Zoning:  
**R-CG**

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**





