

**2045 49 Avenue, Calgary T2T2V5**

MLS®#: **A2187258** Area: **Altadore** Listing Date: **01/17/25** List Price: **\$995,000**  
 Status: **Pending** County: **Calgary** Change: **None** 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: **1,672**  
 Low Sqft:  
 Ttl Sqft: **1,672**

DOM

**5**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Front Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
 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

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`0" x 14`6"	Dining Room	Main	12`2" x 9`0"
Living Room	Main	14`3" x 13`9"	Family Room	Basement	15`0" x 14`10"
Foyer	Main	9`3" x 7`0"	Laundry	Upper	5`8" x 2`9"
Balcony	Upper	6`11" x 1`6"	Furnace/Utility Room	Basement	10`9" x 6`9"
Bedroom - Primary	Upper	13`4" x 11`1"	Bedroom	Upper	16`0" x 10`2"
Bedroom	Upper	9`6" x 7`2"	Bedroom	Basement	12`1" x 9`8"

2pc Bathroom  
4pc Bathroom

Main  
Upper

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

4pc Bathroom  
4pc Ensuite bath  
Legal/Tax/Financial

Basement  
Upper

7`5" x 5`7"  
15`6" x 6`0"

Title:  
**Fee Simple**  
Legal Desc:

**0311660**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to this stunning, fully renovated 4-bedroom, 4-bathroom home, which is one of the few detached homes available in this price range. Nestled in the heart of Altadore, one of Calgary's most sought-after neighborhoods, known for its vibrant, family-friendly atmosphere and unbeatable location, Altadore offers an enviable lifestyle with easy access to parks, trendy cafes, and schools. Just a short stroll to River Park and the Elbow River pathways, this community is a haven for outdoor enthusiasts, whether you love cycling, jogging, or simply enjoying a leisurely walk with your dog. Proximity to Marda Loop ensures you're never far from fantastic restaurants, fitness studios, and boutique shops, while being a short drive from downtown Calgary offers the perfect balance of convenience and serenity. Thoughtfully updated inside and out, this property boasts high ceilings, an open floorplan, and luxurious finishes throughout. The brand-new kitchen is a showstopper with granite countertops, stainless steel appliances, a Sub-Zero wine fridge, and a spacious island with a breakfast bar—perfect for both family meals and entertaining guests. A coffee bar and elegant cabinet display case with clear glass add a touch of sophistication. The main living area features a cozy gas fireplace, large picture windows that flood the space with natural light, and beautiful new flooring. Upstairs, the hall is flooded in natural light due to the skylight above. You'll also find a laundry room and three spacious bedrooms, including a primary bedroom complete with a Juliette balcony, wall-mounted AC, and a spa-like 4-piece ensuite. The second upstairs bedroom also offers a walk-in closet and its own Juliette balcony. The basement provides additional living space with a fourth bedroom, a fully renovated bathroom with a steam shower, and a family room. Outside, you'll enjoy the professionally landscaped south-facing backyard with a brand-new deck—your private oasis for relaxation or hosting gatherings. Recent updates include a new roof, fresh interior and exterior paint, new blinds, and upgraded flooring and carpeting throughout. This home is a rare find in one of Calgary's most sought-after neighborhoods, combining modern luxury with thoughtful details at every turn. Altadore's charm is matched only by its convenience. Families will appreciate the nearby schools and green spaces, while professionals will love the quick commute to downtown Calgary. Don't miss the chance to see this incredible home for yourself. Schedule a showing today! All window treatments throughout, door bell, wine fridge in kitchen**

Inclusions:  
Property Listed By:

**Coldwell Banker Mountain Central**

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











