



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2040 49 Avenue, Calgary T2T2V4**

MLS®#: **A2189921**

Area: **Altadore**

Listing Date: **01/28/25**

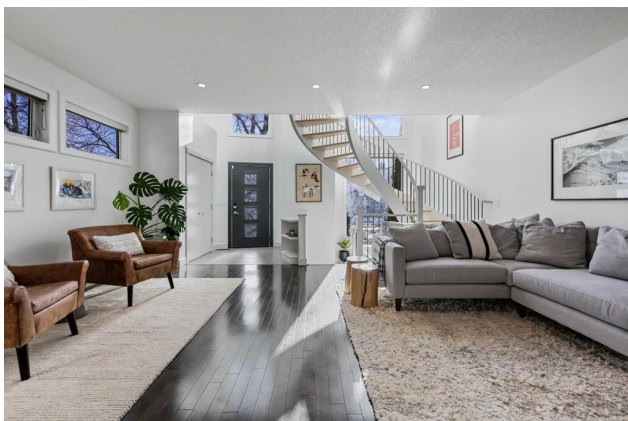
List Price: **\$1,049,000**

Status: **Active**

County: **Calgary**

Change: **+\$50k, 29-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2005**

Lot Information  
Lot Sz Ar: **3,056 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Low Maintenance Landscape,Rectangular Lot,See Remarks**  
Park Feat: **Double Garage Detached**

DOM

**4**

Layout

Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**  
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	9`7" x 7`7"	2pc Bathroom	Main	5`2" x 4`11"
Family Room	Basement	17`2" x 17`0"	Storage	Basement	12`6" x 8`6"
3pc Bathroom	Basement	8`7" x 5`11"	Living Room	Main	19`11" x 14`6"
Kitchen	Main	14`2" x 13`10"	Dining Room	Main	9`9" x 9`3"
Foyer	Main	6`10" x 6`5"	Mud Room	Main	4`10" x 4`10"
Bedroom - Primary	Second	14`7" x 11`10"	Walk-In Closet	Second	9`7" x 5`8"
5pc Ensuite bath	Second	14`8" x 5`10"	Bedroom	Second	9`11" x 9`7"

**Bedroom**  
**4pc Bathroom**  
**Furnace/Utility Room**

**Second**  
**Second**  
**Basement**

**9`11" x 9`5"**  
**8`2" x 4`10"**  
**14`5" x 5`8"**

**Laundry**  
**Bedroom**

**Second**  
**Basement**

**7`5" x 5`8"**  
**10`2" x 9`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1100AJ**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to 2040 49th Ave SW in the beautiful inner city community of Altadore. This 4-bedroom, 3.5-bathroom, sun-drenched home features a main floor office, mud-room, and built in cabinets throughout allowing you to maximize the space. As you enter the home, you'll notice the fantastic sight lines in the this open concept layout. The sun beams in through the large south facing windows, cascading through the gorgeous spiral staircase. The open staircase also allows sunlight to flow into the basement, making it feel bright and airy. The main floor is highlighted by an updated kitchen with quartz countertops, timeless white cabinetry, and stainless-steel appliances including a gas stove. The main floor office has been exquisitely designed to maximize the space in the home while keeping with the flow of the house. The dining room is accompanied by the 3 sided fireplace which centers the room. The open living room gives lots of space for a nice big couch and lounging area while giving great sight lights to the rest of the home. Upstairs the primary retreat awaits! Located at the rear of the home, this primary suite features an updated walk-in closet with built-ins, while the double-sided fireplace adds to the ambiance both in the room and in the 5-piece ensuite. The skylights allow natural light to flow into the room, which features a double vanity and soaker tub. Two other efficiently sized bedrooms with closets (both with built-in cabinetry), while a 4-piece bathroom and laundry room complete this amazing second floor. Downstairs you will find a perfectly laid out rec room, with, you guessed it, more built-in storage on both sides of the room. Upgraded with a fridge drawers for convenience when lounging and entertaining. A 4th bedroom, another full bathroom, big storage room and utility room finish off the basement. Upgraded with Central Air Conditioning, a new roof (2023), and a new backyard landscaping (September 2024) complete with brand new composite decking and artificial turf, this home is an absolute can't miss opportunity. With close proximity to parks, pathways, and the shopping and restaurants that Marda Loop and Altadore have to offer, the location simply can't be beat. Call you favourite Realtor today and book your showing!**

Inclusions:  
Property Listed By:

**Fridge drawers in basement**  
**CIR Realty**

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









