

# \$1,999,500 - 1741 48 Avenue Sw, Calgary

MLS® #A2246493

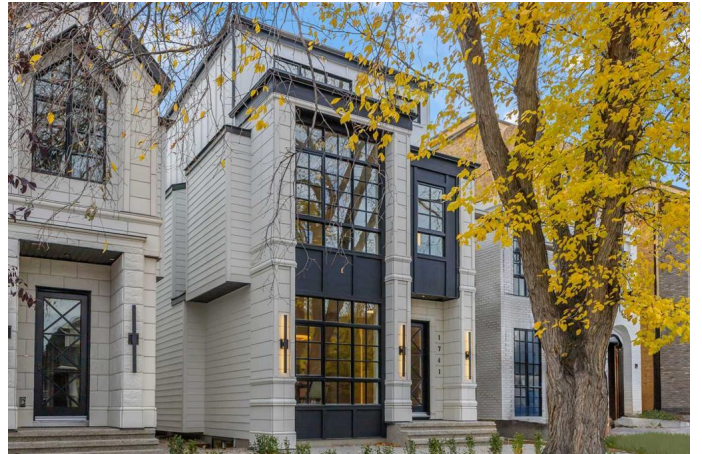
**\$1,999,500**

4 Bedroom, 5.00 Bathroom, 2,874 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

Welcome to a home that truly defines luxury living in Calgary's prestigious Altadore community! 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 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 butler's pantry keeps everything organized & out of sight w/ a convenient prep sink. 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. Dual walk-in closets are equally impressive, w/ built-ins designed to keep everything perfectly organized. The other side of this level features two good-sized secondary rooms w/ a modern 4-pc bath, 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, & convenience!

Built in 2025

### **Essential Information**

MLS® #	A2246493
Price	\$1,999,500
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,874
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### **Community Information**

Address	1741 48 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2T2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar, Recessed Lighting
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Built-In Oven
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Balcony, BBQ gas line
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Stucco, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 6th, 2025
Days on Market	77
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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