

# \$1,479,000 - 2041 48 Avenue Sw, Calgary

MLS® #A2190825

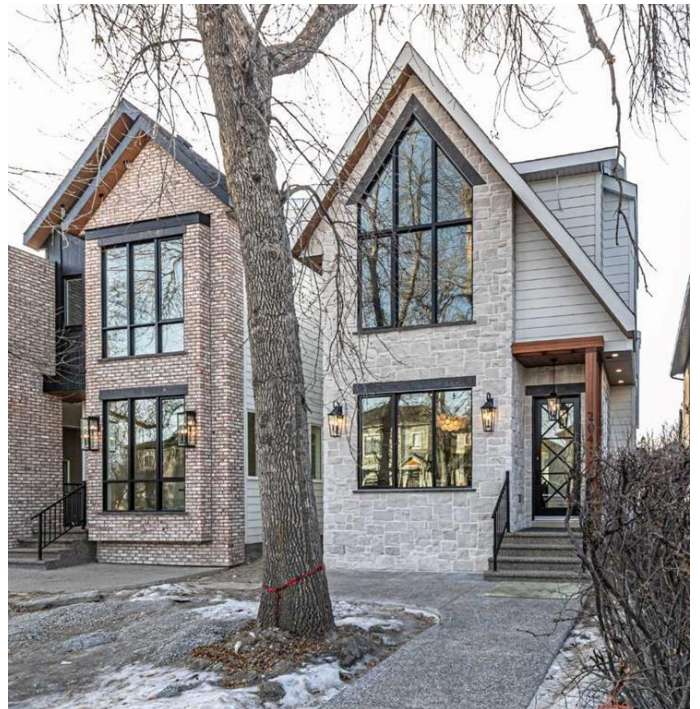
**\$1,479,000**

4 Bedroom, 4.00 Bathroom, 1,993 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

\*Open House on Saturday March 29th 1-3:30 pm\*\*\*Welcome home to an exceptional new build by inner city Master Builder Palatial homes Ltd. Located on a quiet street with south facing backyard in a very desirable community of Altadore.. WALKING DISTANCE to Glenmore aquatic centre, Glenmore athletic park, the Flames community arenas and many schools. Perfect place to raise family and enjoy a contemporary lifestyle with all amenities and shopping nearby. This home offers a unique blend of modern elegance and functional craftsmanship. Enter this custom designed home through the north facing front door into bright and open main floor layout with 10 ft. ceilings and Gleaming natural oak Herringbone hardwood. Central Gourmet chef-inspired kitchen with High end JennAir appliances and Porcelain(not quartz or granite) countertops with ceiling height cabinetry and storage. Cozy living room with natural gas fireplace and built-ins is perfect for everyday family living and holiday gatherings. Extra large tile floored Mudroom is meticulously positioned to keep muddy and snowy shoes out of sight. Upstairs offers 3 very good sized bedrooms. The luxurious master ensuite offers spa-like private retreat with in-floor heating, porcelain countertop double sink vanity , freestanding bath tub and walk-in tile finished shower. Private toilet. Two more good sized bedrooms with jack and jill bathroom. Fully finished basement with bedroom, bar and family room providing extra space for growing



family among many other options. Exterior is fully finished with hardie board and stone. Sunny south facing deck is perfect for evening hangouts and BBQs. Double detached rear car garage with paved back lane. Landscaping to be completed in early spring. Call or email for more information.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2190825    |
| Price          | \$1,479,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,993       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2041 48 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T2T6            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Soaking Tub, Bar, Built-in F Storage, Sump Pump(s), Vau |
| Appliances        | Dishwasher, Microwave, Re Water Heater, Humidifier, Wa                                 |
| Heating           | Forced Air, Natural Gas, Roughed-In                                                    |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas, Brick Facing, Glass Doors, Mantle                                                 |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Finished                                                                         |



## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | BBQ gas line, Lighting           |
| Lot Description   | Back Yard, Back Lane, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone, Wood Frame, Concrete      |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 90                 |
| Zoning         | RC2                |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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