

# \$1,150,000 - 1910 48 Avenue Sw, Calgary

MLS® #A2186996

**\$1,150,000**

4 Bedroom, 5.00 Bathroom, 1,917 sqft

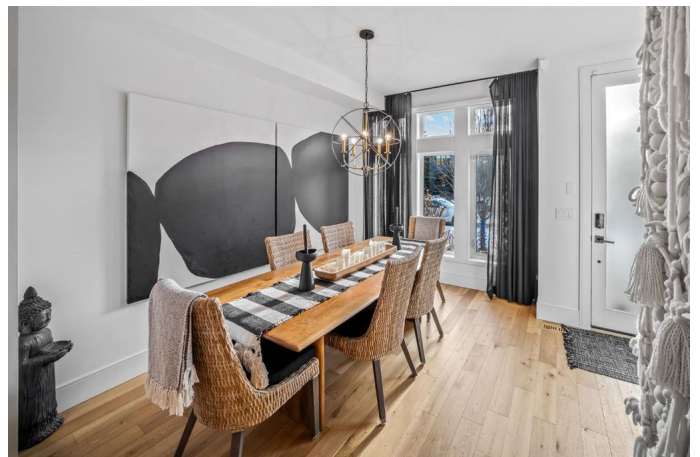
Residential on 0.06 Acres

Altadore, Calgary, Alberta

This stylish and meticulously crafted home is located in Altadore, one of Calgary's most desirable inner-city neighborhoods. From the moment you step inside, you'll appreciate the quality finishes that the builder has used throughout, both inside and out. The main floor features an open and functional layout, where the formal dining room seamlessly flows into the kitchen and continues into the spacious living room.

The kitchen is a standout, offering a large island with sleek quartz countertops, generous prep space, a custom hood fan, a gas range, top-of-the-line Jennair stainless steel appliances, and abundant cabinetry for all your storage needs. The living room exudes elegance, with built-in shelving surrounding the fireplace and a striking tiled wall feature, while sliding patio doors lead to your deck and low-maintenance backyard. The main floor also includes a side entrance with a built-in boot room, a sliding door, and a convenient two-piece guest bathroom.

Upstairs, the south-facing primary suite is a tranquil retreat, featuring a stunning ceiling and wallpaper combination complemented by matching black drapes. The en-suite is designed for relaxation, with double vanities, quartz countertops, an independent soaker tub, a glass shower, a private toilet, and a walk-in closet. The second floor also houses a laundry room with a tile backsplash, sink, quartz countertops, and a spacious linen closet just outside. Additionally, there is a large



north-facing bedroom with its own four-piece en-suite and walk-in closet.

The third floor offers a versatile space, perfect as a den or office—ideal for work or quiet retreat. This level also includes another generously sized bedroom and a four-piece bathroom, providing a private living area.

In the basement, you'll find a spacious family/recreation room, a utility room, another matching four-piece bathroom, and the fourth bedroom.

The exterior features durable fibre cement siding, and the professionally landscaped yard boasts composite decking and artificial turf, ensuring a low-maintenance lifestyle.

With close proximity to multiple parks, Sandy Beach, the Marda Loop District, both elementary and high school options, and just minutes from downtown, it's easy to see why this neighborhood is so highly sought after.

Built in 2017

### **Essential Information**

MLS® #	A2186996
Price	\$1,150,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,917
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

Address	1910 48 Avenue Sw
Subdivision	Altadore

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2T3

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Gated
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Composite Siding, Metal Siding, Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	January 28th, 2025
Days on Market	87
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.