

1739 48 Avenue SW
Calgary, Alberta

MLS # A2235151



\$2,185,000

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|------------------|--------------------------------------|---------------|-------------------|
| Division: | Altadore | | |
| Type: | Residential/House | | |
| Style: | 3 (or more) Storey | | |
| Size: | 2,853 sq.ft. | Age: | 2026 (-1 yrs old) |
| Beds: | 4 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Low Maintenance Landscape | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Composite Siding, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | N/A | | |

Every inch of this new luxury infill feels like a curated experience in refined design. Thoughtfully styled from the inside out, the home pairs timeless architectural details with contemporary softness—arched windows, warm wood tones, creamy stone finishes, and that quiet kind of luxury you feel the moment you step through the front door. Inside, you're greeted by a central foyer that opens into a bright, airy space with soaring ceilings and oversized windows that let in light from every angle. The front of the home features a private office enclosed with glass—perfect for work or quiet study—before transitioning into the heart of the main floor. The dining area connects naturally to a chef-inspired kitchen through a walkthrough butler's pantry (complete with a second prep sink, beverage fridge, quartz counters, pantry shelving, and custom cabinetry for seamless organization), while the kitchen itself impresses with a full-height quartz backsplash, designer pendants, and panel-ready appliances including a gas cooktop, custom hood fan, and wall oven/microwave combo. The spacious living area feels open yet cozy, grounded by a GAS FIREPLACE with built-in shelving on either side and a view of the landscaped yard, with access to the custom mudroom with built-ins, adding the kind of functional polish that makes day-to-day life feel seamless. Upstairs, you'll find TWO LARGE BEDROOMS, each with their own WALK-IN CLOSET and PRIVATE ENSUITE. The primary suite is a true retreat, featuring a dual vanity, freestanding soaker tub, and an oversized, fully tiled WALK-IN SHOWER with bench. The secondary bedroom has a bright 3-piece ensuite with a spacious tiled shower and elegant finishes. The laundry room on this level includes a built-in linen closet, quartz folding counter, and an under-mount sink—practical and

polished. The third level is where things really elevate—literally. A bonus lounge area with a WET BAR opens onto a PRIVATE SOUTH-FACING BALCONY, making it a standout space for entertaining or relaxing in the sun. Another large bedroom with a full bathroom rounds out the top floor, offering flexibility for guests, teens, or a second home office. Downstairs, a fully developed basement includes a large rec room, built-in media setup, gym space, a fifth bedroom, and another full bath. There’s also ample storage and mechanicals tucked discreetly away. Located in the heart of Altadore, this home is surrounded by some of Calgary’s most sought-after schools. You're within walking distance to Altadore School (K–6) and Dr. Oakley School (Grades 3–9), with easy access to top private options like Rundle Academy and Lycée Louis Pasteur. Mount Royal University is just a 7-minute drive away, and Central Memorial High School and St. James are close by. Families will also love the proximity to River Park, Sandy Beach, and the Elbow River Pathway system. Marda Loop’s shops, cafés, fitness studios, and amenities are just a few minutes up the road, offering everything you need!