



GRASSROOTS
REALTY GROUP

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2179 49 Avenue SW
Calgary, Alberta

MLS # A2291382



\$725,000

Division:	Altadore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,466 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Wet Bar		

Inclusions: NA

Welcome to ALTADORE, where inner-city living meets modern comfort in this beautifully finished 4-bedroom, 3.5-bathroom townhome offering over 1,900 sq. ft. of developed living space. Set on a lovely tree-lined street in one of Calgary's most sought-after communities, this stylish home delivers the space, finish and functionality buyers are looking for — complete with a fully developed basement,, private rear fenced space and single detached garage. Step inside to a bright, open-concept main floor featuring wide-plank engineered oak hardwood, oversized windows and an easy flow between the kitchen, dining and living areas. The contemporary kitchen is both beautiful and functional with quartz countertops, full-height tile backsplash, built-in buffet and stainless steel appliances. Upstairs you'll find three generously sized bedrooms, two full bathrooms and convenient upper-floor laundry. The spacious primary retreat features a custom walk-in closet and a beautifully appointed 5-piece ensuite with heated floors, dual sinks and a large walk-in shower with 10mm glass. The fully developed lower level adds even more versatile living space with a large recreation room and full wet bar, a fourth bedroom with walk-in closet and another 4-piece bathroom — ideal for guests, a home office or additional family space. Outside, enjoy your own private, fully fenced rear patio, a great extension of the living space, plus the convenience of a single detached garage. Did I mention how quiet it is? Or only 4 blocks to the dog park. Great community garden nearby + the shops, restaurants and energy of walkable Marda Loop….it doesn't get any better. Have a look at the pictures, then make appointment to view and see for yourself…. you won't be disappointed. A fantastic opportunity to enjoy the inner-city lifestyle without sacrificing the space

and comfort of a family home.