



GRASSROOTS

REALTY GROUP

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1923 49 Avenue SW
Calgary, Alberta

MLS # A2302123



\$1,134,900

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,124 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: Hot Tub is negotiable

OPEN HOUSE SATURDAY, MAY 2 FROM 11-1 PM & SUNDAY, MAY 3 FROM 11-1 PM!! Experience the pinnacle of Altadore living in this beautifully upgraded modern home. Discover over 2,900 sq ft of meticulously curated living space in this stunning 3+1 bedroom infill, situated on a rare extra-deep 139' lot with sunny south back yard. From the moment you enter, the home radiates a "like-new" glow, boasting fresh paint, refinished hardwoods, new carpeting and stylish new designer lighting throughout. The main level is anchored by a striking floor-to-ceiling fireplace in the living room, flowing seamlessly into a generous dining area designed for grand-scale hosting. The kitchen is a true chef's sanctuary, featuring an expansive island with breakfast bar, a massive walk-in pantry, and high-end stainless steel appliances. A mudroom and a 2 piece powder room with a charming floral wallpaper accent complete the main level. An open riser staircase leads to the second level, where the primary retreat serves as a private oasis, complete with dual walk-in closets and a spa-like ensuite featuring an oversized shower. Two additional bedrooms (one with walk-in closet), a 4 piece main bath & laundry room with additional storage are the final touches to the second level. The fully developed basement includes a large recreation room, a fourth bedroom, and a 3 piece bath—ideal for guests or teens. Additional highlights include central air conditioning, a new central vacuum system, hot water on demand, and ICF party wall construction for enhanced comfort and sound attenuation. Outdoors, enjoy a beautifully landscaped front garden filled with mature perennials and a low maintenance south facing backyard with a spacious patio that acts as a sun-drenched extension of the home. Parking is effortless with an oversized double detached garage. This exceptional home is ideally

located walking distance to Glenmore Athletic Park & Sandy Beach, and close to two golf courses, schools, shopping, public transit, and offers quick access to both Crowchild and Glenmore Trails.