



**GRASSROOTS**

REALTY GROUP

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2034 49 Avenue SW  
Calgary, Alberta

MLS # A2309619



**\$2,649,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,914 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	N/A		

Located on one of Altadore's most desirable streets, this brand-new custom residence by Jerry Homes with architectural design by aalstudios offers over 4,200 total square feet of expertly finished living space, seamlessly combining classic architectural elements with a refined modern aesthetic. The exterior makes a striking first impression with its rich red brick, wood siding, and carefully placed accent lighting that enhances the home's bold yet sophisticated presence. Inside, the main level is defined by soaring 11' ceilings, oversized windows, and wide-plank hardwood flooring, beginning with a welcoming foyer that leads to a beautifully designed front office or study featuring large south-facing windows and custom built-ins, alongside an elegant dining area highlighted by arched millwork details. The living room is anchored by a multi-tiered fireplace finished in textured sand paint and connects effortlessly to the backyard through oversized sliding doors that flood the space with natural light, while a bright breakfast nook with custom oak cabinetry also provides direct access outside. The kitchen is a true showpiece, complete with full-height oak cabinetry, hood fan finished in textured sand paint, a large quartz island with fluted detailing and curved toe kicks, a walk-in pantry, and a premium built-in appliance package including Sub-Zero and a 48" gas Wolf stove. A designer powder room and a thoughtfully designed mudroom with custom millwork complete the main floor. The upper level features three generously sized bedrooms, each with its own ensuite, along with a versatile den enhanced by large south-facing windows. The primary suite offers a luxurious retreat with twelve-foot tray ceilings, expansive windows, and a spa-inspired ensuite finished entirely in textured sand paint, showcasing a curved glass shower, a freestanding fluted soaker tub,

dual vanities, in-floor heating, steam shower, and two spacious walk-in closets, including one with a dedicated makeup vanity. The secondary bedrooms are equally well-appointed with walk-in closets and elegant en-suites, while a fully equipped laundry room with built-in cabinetry and a sink adds everyday convenience. The fully developed basement continues the home's elevated design with a large recreation area, in-floor heat, a custom wet bar, built-in shelving, a glass-enclosed gym, a custom wine room, a spacious guest bedroom, and a full bathroom. Additional features include A/C and rough-ins for security cameras, and integrated speakers throughout. The exterior will be completed with professional landscaping, and also features a rare triple detached garage. Located just steps from parks, schools, and the amenities of Marda Loop, this exceptional home offers a perfect balance of luxury, functionality, and inner-city living. Call today to book your private tour.