



GRASSROOTS
REALTY GROUP

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1711 49 Avenue SW
Calgary, Alberta

MLS # A2309638



\$1,999,500

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,332 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: na

Welcome to this beautifully crafted new build by Paramount Homes, ideally located in the sought-after community of Altadore. Offering 2,332 sq. ft. of thoughtfully designed living space, this detached home features 4 bedrooms, 3.5 bathrooms, and a double detached garage. Designed with modern living in mind, the home showcases elevated finishes and functional details throughout. The spacious kitchen is anchored by a large island and complemented by a walk-in pantry, creating an inviting space for everyday living and entertaining. Generous walk-in closets, double vanities, and a wet bar add both style and convenience to the thoughtfully planned interior. With quality craftsmanship, a spacious layout, and a prime Altadore location, this brand-new Paramount Homes residence offers an exceptional opportunity to enjoy contemporary inner-city living in Calgary.