



GRASSROOTS
REALTY GROUP

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1746 49 Avenue SW
Calgary, Alberta

MLS # A2322695



\$1,425,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,587 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Interior Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: N/A

OPEN HOUSE: Sat-Sun 12-2pm. Built in 2023, this luxury three-storey home sits in the heart of Altadore, just a few blocks from Sandy Beach, the Elbow River pathway network, Glenmore Athletic Park, schools, coffee shops, restaurants, and some of the best inner-city amenities Calgary has to offer. This is the kind of neighbourhood where you can walk to dinner, take the dog along the river, bike with the kids, and still be minutes from Crowchild Trail and downtown access. Inside, the home immediately shows its quality with wide-plank engineered hardwood, upgraded flat-painted ceilings, & interior doors, and a clean modern design throughout. The kitchen is where the main floor really declares itself. A waterfall-edge marble-look quartz island anchors the space, long enough for homework at one end while dinner comes together at the other. Premium cabinetry extends to the ceiling, paired with a textured backsplash, brushed gold fixtures, and a high-end JennAir stainless steel appliance package, including a six-burner professional range with brass knobs. A dedicated coffee and wine bar adds another layer of function and polish. From the island, the sightline runs straight through the dining area into the rear living room, where a gas fireplace with white subway tile surround and built-in shelving creates a warm, finished feel. Sliding glass doors open onto the full-width rear patio and private yard, with cedar fencing, a concrete walkway, and a double detached garage at the back. Upstairs, you'll find three bedrooms, a full bathroom, and convenient upper-level laundry. The primary suite is complete with a walk-in closet and a spa-inspired ensuite featuring a soaker tub, dual vanity, and rainfall shower. The finished basement adds even more flexibility with a large rec room, wet bar, fourth bedroom, and full bathroom, ideal for guests, movie nights, teenagers, or

a private work-from-home setup. The top level you'll find a loft-style bonus space, powder room, wet bar, and rooftop terrace create the perfect setting for summer evenings, entertaining, or simply catching the last light of the day above one of Calgary's most desirable inner-city communities.