



GRASSROOTS
REALTY GROUP

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1732 49 Avenue SW
Calgary, Alberta

MLS # A2326794



\$1,250,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,372 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Garden Shed, 220V Garage Heater.		

Set on a quiet, tree-lined street in the heart of Altadore, this exceptional custom-built infill is anything but ordinary. Thoughtfully designed by award-winning Creative Innovations & Designs with updated designs by Meagan Grey Interiors, the home showcases a rare, non-cookie-cutter floor plan and was built using insulated concrete form (ICF) construction on the upper level party walls. This premium construction system provides exceptional soundproofing, energy efficiency, and fire resistance, a level of quality rarely found in attached infills. Offering over 3,000 square feet of finished living space across four levels, this home stands apart in both design and craftsmanship. The main floor is designed for entertaining and everyday living with 9-foot ceilings, engineered hardwood flooring, extensive custom built-ins, a formal dining room with coffered ceiling, and a bright living room centred around a sleek gas fireplace. The chef-inspired kitchen features full-height custom cabinetry, granite countertops, an oversized island, walk-in pantry, and premium appliances including a Viking refrigerator, Viking gas range, and Miele dishwasher. Upstairs, the spacious primary suite offers a custom walk-in closet and spa-inspired ensuite with heated floors, freestanding soaker tub, glass shower, and double vanity. Two additional bedrooms, a full bathroom, and a well-appointed laundry room complete the second level. The third-floor loft is a standout feature, providing a bright, flexible space for a home office, library, fitness room, or lounge beneath a large skylight. The professionally finished basement adds a spacious recreation room with wet bar and built-ins, a fourth bedroom with walk-in closet, and a full bathroom. Outside, the low-maintenance landscaping includes a full-width deck with gas BBQ hookup, a patio with outdoor gas fireplace, perennial gardens, and

a productive south-facing front garden. Additional highlights include air conditioning on the upper two floors, heated mudroom floors, Hunter Douglas blinds, Control4 home automation, battery-backed sump pumps, and an oversized double detached garage with 220V wiring. Located just minutes from Sandy Beach, Glenmore Athletic Park, Marda Loop, excellent schools, river pathways, and downtown, this is a rare opportunity to own a truly distinctive home in one of Calgary's most desirable inner-city neighbourhoods. Select exterior images are enhanced.