



GRASSROOTS
REALTY GROUP

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2042 49 Avenue SW
Calgary, Alberta

MLS # A2336546



\$1,125,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,945 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Low Maintenance Landscape, Pr		

Heating:	In Floor, 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:	Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		

Inclusions: All kitchen appliances, mirror in kitchen with hooks, kitchen TV, wood planter in the backyard, main floor bar fridge. The outdoor kitchen cabinet, patio furniture and hair sink are all negotiable.

Architectural character takes centre stage in this designer Altadore home, where a dramatic front-positioned curved staircase preserves exceptional width across all 3 levels while floor-to-ceiling windows, 2 skylights and high ceilings draw natural light deep into the interior. A double-height foyer makes an immediate impression before hardwood floors carry you into an open main level designed equally well for entertaining and everyday life. Gather comfortably in the living area, host dinners in the dedicated dining space or settle into the breakfast nook for more casual meals. Anchoring it all, the chef-inspired kitchen pairs an oversized island with quartz countertops, abundant cabinetry, a walk-in pantry, new custom hood fan, 6-burner gas range, double ovens and a bar with beverage fridge. Privately tucked away, a main floor office gives work or study a quiet destination, while the newly renovated powder room adds a polished finishing touch. Upstairs, vaulted ceilings elevate the primary retreat, where a striking stone-surround fireplace brings warmth and ambience alongside a California Closets walk-in and built-in storage. Indulge in an ensuite appointed with dual vessel sinks, a soaker tub, separate shower and skylight that brightens the space naturally. Two additional bedrooms, a stylish 4-piece bathroom and an upper laundry room with a sink round out the level with family-friendly practicality. Downstairs, an expansive rec room accommodates distinct zones for movies, games, music and play. Completing this floor, a 4th bedroom, 3-piece bathroom with in-floor heat, versatile den, ventilated finished hobby or storage room and bar rough-in leave plenty of flexibility, plus space remains to develop another bedroom if desired. Outside, the backyard oasis captures abundant sunshine and turns low-maintenance living into something genuinely fun with kid-friendly artificial grass, a private

putting green, expansive deck and new 6' x 8' shed. Parking and projects are well served by the double detached garage, which is insulated, drywalled and outfitted with built-in shelving. Further thoughtful details span solid-core doors, built-in speakers, basement surround sound, multiple storage closets, Nest smoke and carbon monoxide detectors, thermostat and doorbell, plus a new roof completed in 2024. Set along a quiet, tree-lined street, this exceptional location puts River Park and Sandy Beach close to home while Marda Loop brings restaurants, cafés, shops and everyday amenities within easy reach.