



GRASSROOTS
REALTY GROUP

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1610 49 Avenue SW
Calgary, Alberta

MLS # A2336626



\$2,499,900

Division:	Altadore		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,072 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: None

Welcome to this beautifully designed detached home in Altadore, ideally situated on a quiet cul-de-sac, offering three above-grade levels plus a fully finished basement. From the moment you step inside, you'll appreciate the thoughtful layout, upscale finishes, and custom details throughout. The bright front dining room flows seamlessly through a butler's pantry into the gourmet kitchen, complete with high-end JennAir appliances, a built-in coffee machine, large quartz island, and exceptional storage. The inviting living room is perfectly suited for both everyday living and entertaining, while the functional mudroom features custom built-ins and a dedicated pet spa area. The second floor offers two spacious secondary bedrooms, each with its own walk-in closet and private ensuite. A charming reading nook with built-in storage adds additional functionality and character. The luxurious primary retreat features vaulted ceilings, a Juliette balcony, dual-sided fireplace, and separate his-and-hers walk-in closets. The spa-inspired ensuite includes a deep soaker tub, walk-in shower with built-in bench, undermount lighting, and in-floor heating. The third floor provides a private retreat with an additional bedroom, dedicated ensuite, and access to a private balcony. Downstairs, the fully finished basement is designed for both entertaining and relaxation, featuring a gorgeous wet bar, built-in media centre, spacious living area, and dedicated office space. Outside, enjoy a private backyard and double detached garage. Elegant Venetian plaster accents throughout the main floor complement the premium finishes found throughout the home. Set on a quiet cul-de-sac in Altadore, this exceptional property offers a combination of privacy, thoughtful design, and convenient access to parks, schools, Marda Loop, restaurants, and amenities.

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