



GRASSROOTS
REALTY GROUP

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2183 49 Avenue SW
Calgary, Alberta

MLS # A2351872



\$719,900

Division:	Altadore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,454 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Garage Faces Rear, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s), Wet Bar		
Inclusions:	none		

OPEN HOUSE Oct 18th 1-3pm. Discover the ultimate Altadore lifestyle in this stunning, move-in-ready residence that perfectly balances urban excitement with everyday tranquility. Positioned along a peaceful, tree-lined avenue, this exceptional property welcomes you with a bright, airy main level where wide-plank engineered oak floors stretch beneath large windows, creating a seamless flow between the living, dining, and cooking spaces. At the heart of the home, the designer kitchen stuns with sparkling quartz surfaces, a full-height tile backsplash, custom buffet detailing, and high-end stainless steel appliances tailored for effortless entertaining. Upstairs, three well-proportioned bedrooms provide comfortable retreats accompanied by a practical upper-level laundry area, anchored by a luxurious primary suite complete with a custom walk-in wardrobe and a spa-inspired five-piece ensuite featuring soothing in-floor heating, dual vanities, and an expansive glass shower. The fully finished lower level expands your living options significantly, offering a sprawling recreation room equipped with a stylish wet bar, alongside a fourth bedroom featuring a walk-in closet and another full bathroom, making it an incredible space for hosting visitors or setting up a private home office. Outside, your private, fully fenced rear patio creates a secure outdoor oasis for relaxation or play, complemented by the everyday ease of a detached single garage. Beyond your doorstep, the vibrant neighborhood energy awaits just a short stroll away; you are only four blocks from the local dog park, close to a thriving community garden, and minutes from the bustling cafes, shops, and restaurants of Marda Loop. Offering an incredible combination of modern luxury, neighborhood charm, and unbeatable inner-city convenience, this turnkey home delivers everything you have been searching for.

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