

# \$1,249,900 - 1728 48 Avenue Sw, Calgary

MLS® #A2209836

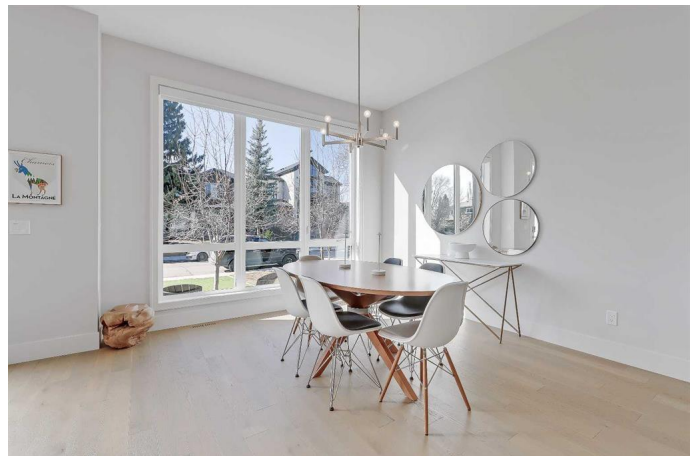
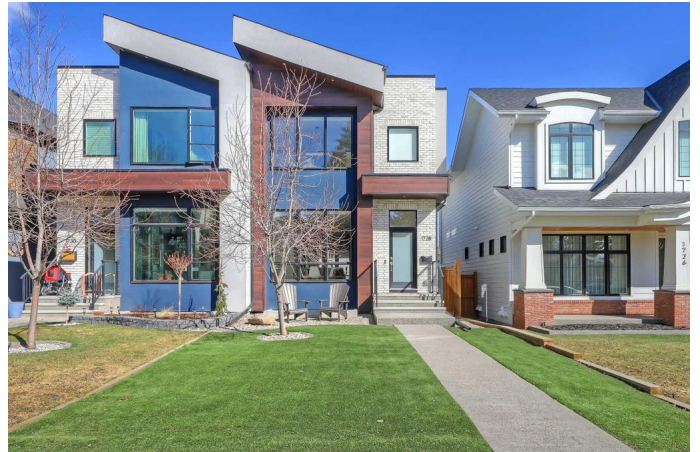
**\$1,249,900**

4 Bedroom, 4.00 Bathroom, 1,889 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING IMMERSIVE 360 VT & FLOORPLANS!\*** This meticulously maintained like-new 4-bed, **HIGHLY UPGRADED SEMI-DETACHED** infill in the heart of ALTADORE has a fantastic **OPEN LAYOUT** w/ wide-plank engineered hardwood floors & is only a block away from multiple parks/playgrounds, Monogram Coffee, & only a few blocks from Altadore School, Glenmore Athletic Park, and Sandy Beach! **SOUTH-facing windows** bring in tons of natural light, drenching the entire main floor in sunshine all day long. The central kitchen can host your kids, their friends, & your family with room to spare w/ an oversized island with built-in shelving. Storage isnâ€™t a problem either, with plenty of cabinets & a built-in pantry w/ soft-close hardware. A bright, airy living room gives you access to the back deck through 8â€™ sliding glass doors & features a gas fireplace w/ tile detailing & custom floating shelves. The spacious mudroom & powder room are found off the living room, excellent for some added privacy away from the main living spaces. **THREE SKYLIGHTS** in the upper-level stairwell keep the home feeling large & bright. At the same time, the primary quarters are the true meaning of luxury â€” large South-facing windows, an oversized walk-in closet w/ built-in custom shelving and bench, & a luxurious ensuite with a high ceiling, a skylight, dual vanities, a custom built-in mirror, tiled walls with floating shelves,



a freestanding tub, and large walk-in glass shower. The main bathroom, shared by the secondary bedrooms, offers a dual vanity & a tub/shower. In the fully finished basement, the large entertainment room offers a wet bar and installed ceiling speakers. On this level, the fourth bedroom is perfect for teens or as a guest bedroom with a walk-in closet with custom built-ins and easy access to a full 4pc bathroom boasting a tub/shower with a full-height tile surround. Altadore is the ideal location for young families looking to be close to parks, schools, & amenities. River Park & Sandy Beach Park are within walking distance, & not to mention the entire Marda Loop/Garrison Green shopping area is only a 5min drive or bike ride away! The neighbourhood is only 5 kilometres from the downtown core, easily accessible along 14 Street SW or Crowchild Trail, & the community has both public & separate schools, junior high & high schools nearby, & Mount Royal University to the South. Visit listing agent's website for full details!

Built in 2017

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2209836               |
| Price          | \$1,249,900            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,889                  |
| Acres          | 0.07                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1728 48 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 2T1           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Open Floorplan, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 3                |
| Zoning         | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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