

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

MLS® #A2209836

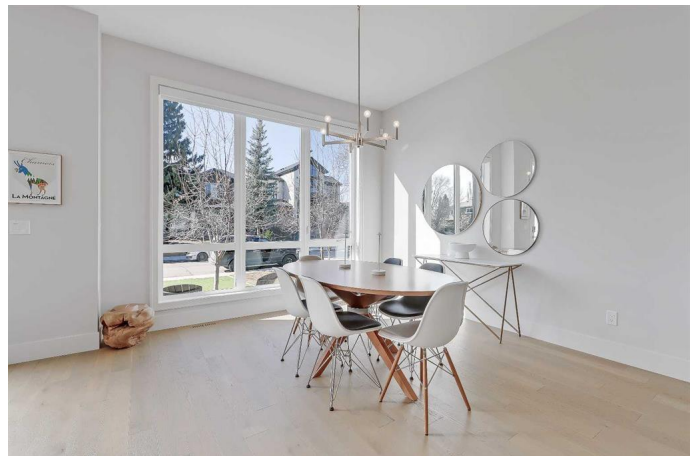
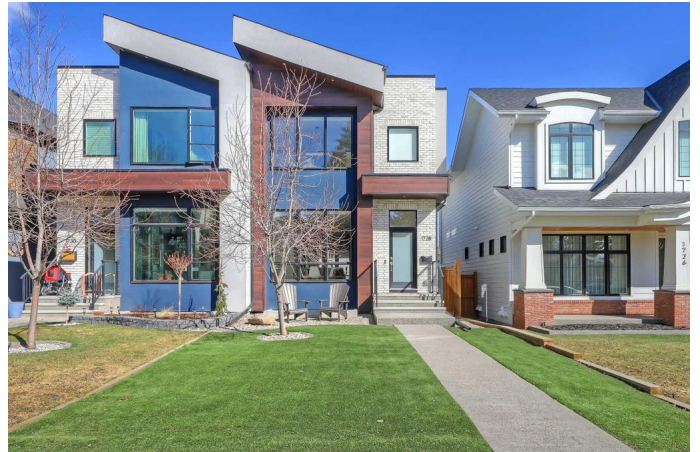
**\$1,249,900**

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	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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