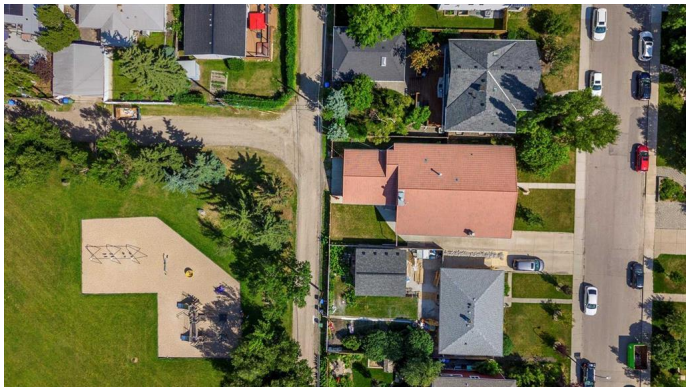
$2,250,000 - 1612 48 Avenue Sw, Calgary

MLS® #A2160441

$2,250,000
5 Bedroom, 4.00 Bathroom, 2,227 sqft
Residential on 0.16 Acres

Altadore, Calgary, Alberta



Immaculate oversized brick bungalow backing onto a playground and green space on the most family friendly quiet tree lined street in Altadore. Featuring 4108 sq ft of living space, 5 bedrooms and 3.5 bathrooms. The home provides bungalow style living, with a rentable suite on lower level with its additional full kitchen, bathroom & bedrooms, in a family-friendly setting.
The upper level features a spacious living room with natural light, a spacious dining room, updated gourmet kitchen with newer appliances, family room, primary bedroom suite with large ensuite, and two additional bedrooms and family washroom. Beautiful crown moulding adorns the main floor entertaining spaces.
The lower level offers a second kitchen with dining area, a large recreation room complete with wet bar and stone fireplace. A large flex room provides additional space that can be a gym, or hobby room. The spacious washroom features a corner tub, shower, and a full sauna, offering a spa-like experience in the comfort of your own home. There are two additional bedrooms and plenty of storage space that complete the lower level.
The attached two car garage has room for all your outdoor gear, while the additional driveway parking is great for family vehicles or an RV. The sunny yard is great for kids to enjoy and perfect for growing a home garden. Great schools nearby including Altadore School, Rundle Academy, St. James School,

Dr. Oakley School, Connect Charter School, Masters Academy and College, Central Memorial High School, and Mount Royal University. Strategically located near River Park off-leash dog park, Sandy Beach, Glenmore Athletic Park, the Aforza Tennis Club, Earl Grey Golf Club, Lakeview Golf Course and the trendy Marda Loop shopping district.

Built in 1956

Essential Information

MLS® #	A2160441
Price	$2,250,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,227
Acres	0.16
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1612 48 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2S8

Amenities

Parking Spaces	7
Parking	Double Garage Attached, Alley Access, Garage Door Opener, Garage Faces Rear, Insulated, Side By Side

# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Storage, Chandelier, Crown Molding, Recessed Lighting, Sauna, Soaking Tub, Wet Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Window Coverings, ENERGY STAR Qualified Refrigerator, European Washer/Dryer Combination, Freezer, Garburator, Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Family Room, Raised Hearth, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters, Dog Run
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Level, Rectangular Lot, Dog Run Fenced In, Fruit Trees/Shrub(s), Lawn, Street Lighting, Treed
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2024
Days on Market	287
Zoning	R-C1

Listing Details

Listing Office	Sotheby's International Realty Canada

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