

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

MLS® #A2209836

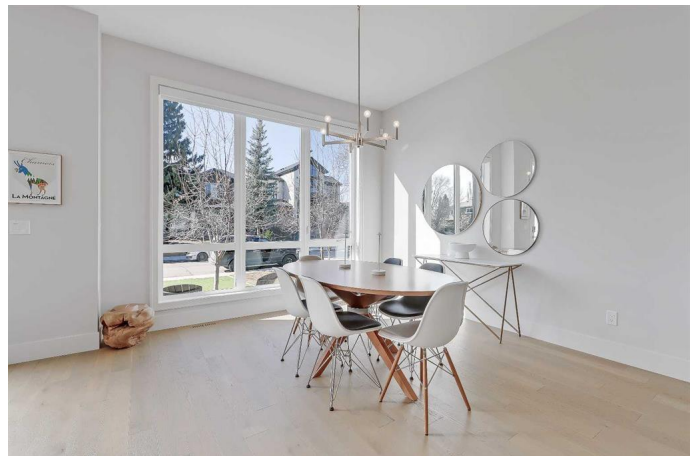
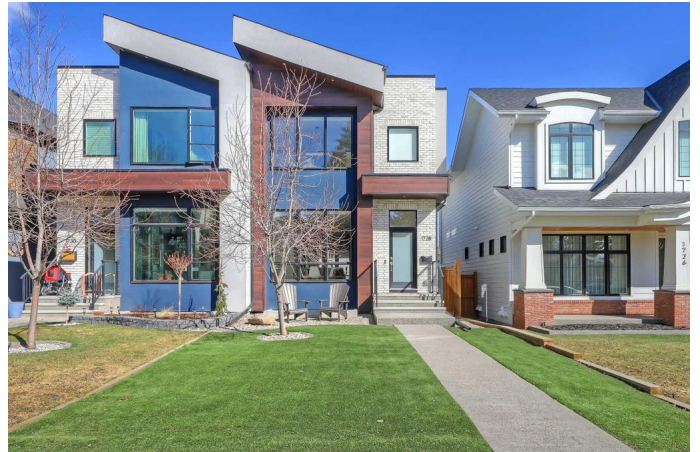
**\$1,249,900**

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
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.