

# \$2,185,000 - 1739 48 Avenue Sw, Calgary

MLS® #A2235151

**\$2,185,000**

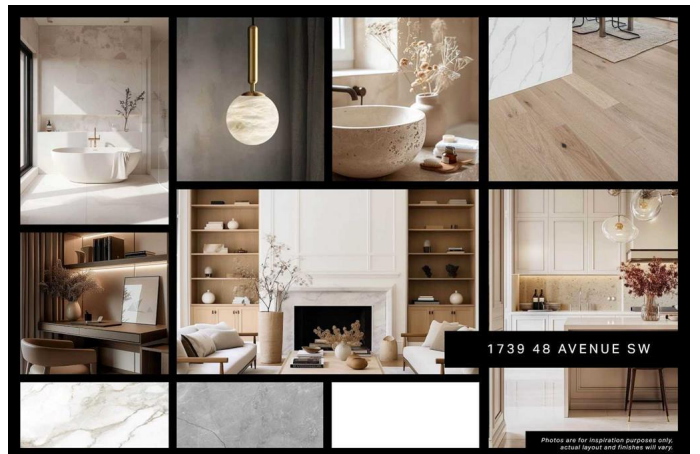
4 Bedroom, 5.00 Bathroom, 2,853 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

Every inch of this new luxury infill feels like a curated experience in refined design. Thoughtfully styled from the inside out, the home pairs timeless architectural details with contemporary softness—arched windows, warm wood tones, creamy stone finishes, and that quiet kind of luxury you feel the moment you step through the front door.

Inside, you're greeted by a central foyer that opens into a bright, airy space with soaring ceilings and oversized windows that let in light from every angle. The front of the home features a private office enclosed with glass—perfect for work or quiet study—before transitioning into the heart of the main floor. The dining area connects naturally to a chef-inspired kitchen through a walkthrough butler's pantry (complete with a second prep sink, beverage fridge, quartz counters, pantry shelving, and custom cabinetry for seamless organization), while the kitchen itself impresses with a full-height quartz backsplash, designer pendants, and panel-ready appliances including a gas cooktop, custom hood fan, and wall oven/microwave combo. The spacious living area feels open yet cozy, grounded by a GAS FIREPLACE with built-in shelving on either side and a view of the landscaped yard, with access to the custom mudroom with built-ins, adding the kind of functional polish that makes day-to-day life feel seamless.



Upstairs, youâ€™ll find TWO LARGE BEDROOMS, each with their own WALK-IN CLOSET and PRIVATE ENSUITE. The primary suite is a true retreat, featuring a dual vanity, freestanding soaker tub, and an oversized, fully tiled WALK-IN SHOWER with bench. The secondary bedroom has a bright 3-piece ensuite with a spacious tiled shower and elegant finishes. The laundry room on this level includes a built-in linen closet, quartz folding counter, and an under-mount sinkâ€”practical and polished.

The third level is where things really elevateâ€”literally. A bonus lounge area with a WET BAR opens onto a PRIVATE SOUTH-FACING BALCONY, making it a standout space for entertaining or relaxing in the sun. Another large bedroom with a full bathroom rounds out the top floor, offering flexibility for guests, teens, or a second home office.

Downstairs, a fully developed basement includes a large rec room, built-in media setup, gym space, a fifth bedroom, and another full bath. Thereâ€™s also ample storage and mechanicals tucked discreetly away.

Located in the heart of Altadore, this home is surrounded by some of Calgaryâ€™s most sought-after schools. You're within walking distance to Altadore School (Kâ€“6) and Dr. Oakley School (Grades 3â€“9), with easy access to top private options like Rundle Academy and LycÃ©e Louis Pasteur. Mount Royal University is just a 7-minute drive away, and Central Memorial High School and St. James are close by. Families will also love the proximity to River Park, Sandy Beach, and the Elbow River Pathway system. Marda Loopâ€™s shops, cafÃ©s, fitness studios, and amenities are just a few minutes up the road, offering everything you need!

Built in 2026

## Essential Information

MLS® #	A2235151
Price	\$2,185,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,853
Acres	0.08
Year Built	2026
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

## Community Information

Address	1739 48 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2T2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	15
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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