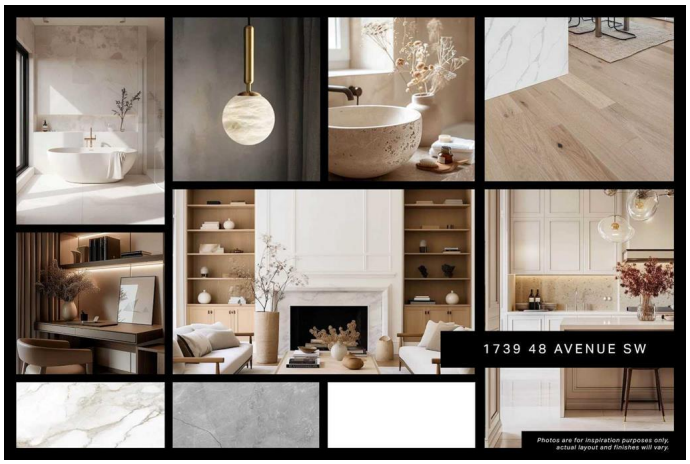
$1,999,500 - 1739 48 Avenue Sw, Calgary

MLS® #A2246479

$1,999,500
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 softnessâ€”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 dining area connects naturally to a chef-inspired kitchen past a convenient bar area with space for a beverage fridge and custom cabinetry, while the kitchen itself impresses with a full-height quartz backsplash, designer pendants, and upgraded high-end appliances, including a gas range, custom hood fan, and French door fridge/freezer. 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 secondary bedrooms, a bright 4-piece main bath with a fully tiled tub/shower combo and elegant finishes, and a good-sized laundry room with a quartz folding counter and an undermount sink - practical and polished. The primary suite is a

true retreat, featuring DUAL WALK-IN CLOSETS for all the space, and a gorgeous ensuite with dual vanity, freestanding soaker tub, and an oversized, fully tiled WALK-IN STEAM SHOWER.

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 2025

Essential Information

MLS® #	A2246479
Price	$1,999,500

Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,853
Acres	0.08
Year Built	2025
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	August 6th, 2025
Days on Market	33
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate

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