

\$1,075,000 - 2046 49 Avenue Sw, Calgary

MLS® #A2265090

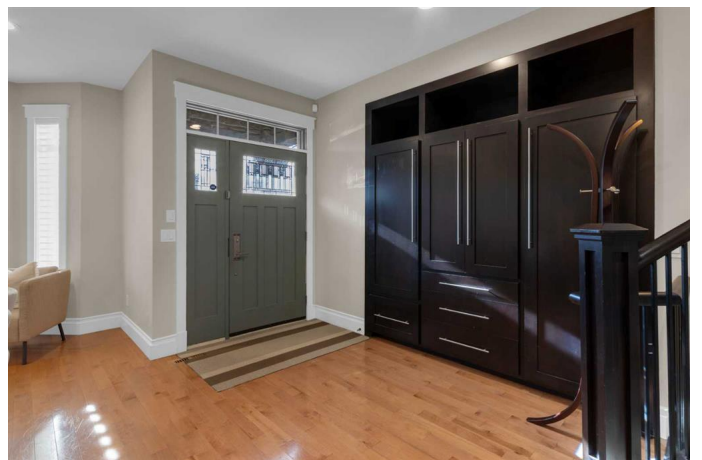
\$1,075,000

4 Bedroom, 4.00 Bathroom, 1,826 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Beautiful family home located on a quiet tree-lined street in the sought after community of Altadore. This spacious 2-storey, 4 bedroom house has a great layout with many standout features including the elegant curved staircase with open risers, 3 gas fireplaces, 3 skylights, built-in cabinetry, built-in speakers, and Hunter Douglas blinds throughout. Brand new hot water tank (November 2025) and roof shingles replaced in 2024. Upon entering the home you will notice the natural light throughout, quality finishing details, and functional layout with spacious room sizes. The foyer has a custom built-in closet, and leads to the bright dining room, roomy enough to accommodate a large dining table along with additional space for a seating area or other dining room furniture pieces. The kitchen offers granite countertops, espresso-stained cabinetry including a built-in wine rack and end of island cabinetry, breakfast bar seating at the island, reverse-osmosis water system, and stainless steel appliances including a Jenn-Air gas range and refrigerator. The kitchen opens onto the living room featuring a gas fireplace, full built-in cabinetry wall, and large windows to enjoy the view of your private yard. The powder room completes the main level. On the upper level you will find the bright primary suite with vaulted ceiling, south-facing balcony, built-in cabinetry, dual-sided fireplace and elegant ensuite with heated floors, dual vanities, soaker tub, and full tiled shower with rain drop shower head and glass door. The



two additional bedrooms upstairs are good sizes and are located near the 4-piece bathroom that has one of three skylights, fully tiled shower/tub combo and vanity with granite countertop. Convenient upstairs laundry with storage and a drying rod, and 2 large linen/storage closets complete the upper level. The fully finished basement includes the 4th bedroom, full bathroom with heated floor, family room with gas fireplace and built-in cabinetry, wet bar with beverage fridge and wine shelving, and utility room. Fully fenced private yard with landscaping, composite deck and a double garage with storage shelving. This location has so much to offer! Enjoy Glenmore Athletic Park, River Park, several schools within walking distance, all the amenities that Marda Loop has to offer and easy access in and out of the community. Homes like this do not come on the market in Altadore often so do not delay viewing this great property!

Built in 2007

Essential Information

MLS® #	A2265090
Price	\$1,075,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,826
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2046 49 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2V4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Skylight(s), Soaking Tub, Walk-In Closet(s), Wired for Sound, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, BBQ gas line
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.