

\$2,699,900 - 2034 49 Avenue Sw, Calgary

MLS® #A2268324

\$2,699,900

4 Bedroom, 5.00 Bathroom, 2,910 sqft

Residential on 0.11 Acres

Altadore, Calgary, Alberta

Luxury pre-sale opportunity on one of Altadore's most sought-after streets. This brand new custom-built home by Jerry Homes offers over 4,200 square feet of total elegant living space designed for modern comfort and style. Situated in the heart of Altadore, the exterior showcases timeless architectural details with rich red brick, vertical black siding, and warm accent lighting that highlights its striking façade. Inside, eleven-foot ceilings, expansive windows, and wide-plank hardwood floors create a seamless flow throughout the main level. The front entry opens to a beautiful home office or study, followed by an open concept dining room with custom arched built-ins. The living room features a sleek floor-to-ceiling fireplace that anchors the space and overlooks the backyard through oversized sliding doors that flood the home with natural light, complemented by a breakfast nook. The kitchen is the centrepiece of the main floor, equipped with full-height custom cabinetry, a large quartz island, a walk-in pantry, and a premium built-in appliance package featuring a Sub-Zero refrigerator and a Wolf gas range. A stylish powder room wrapped in designer wallpaper and a spacious mudroom with custom lockers complete this level. Upstairs, the second floor offers three spacious bedrooms, each with its own ensuite bathroom, a den, and a thoughtfully designed layout ideal for family living. The primary suite is a private retreat with twelve-foot tray ceilings, large windows, and a spa-inspired



MAIN FLOOR | ENTRY 1



MAIN FLOOR | KITCHEN 2

ensuite featuring a curved glass shower, a freestanding curved soaker tub, dual vanities, in-floor heat and two large walk-in closets—one complete with a makeup vanity. The two additional bedrooms each include walk-in closets and elegant en-suites. A dedicated laundry room with built-in cabinetry and a sink adds everyday convenience, while a south-facing den with large windows provides a bright and versatile space to complete the upper level. The fully developed basement extends the living area with a large recreation room featuring a custom wet bar and built-in shelving, a glass-enclosed gym, a wine room, a spacious guest bedroom, and a full bathroom. Additional features include rough-ins for air conditioning, basement in-floor heating, security cameras, and built-in speakers. The exterior offers a landscaped yard, rear deck, and a triple detached garage. This remarkable home seamlessly blends quality craftsmanship with refined modern design. Every detail has been carefully curated for luxury living, from the high-end finishes to the integrated Sub-Zero and Wolf appliances. Perfectly situated steps from schools, parks, and Marda Loop amenities, this residence embodies the perfect balance of sophistication, functionality, and timeless design in one of Calgary’s most desirable inner-city neighborhoods. Call today to book your private tour.

Built in 2025

Essential Information

MLS® #	A2268324
Price	\$2,699,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	2,910
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2034 49 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2V4

Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Washer
Heating	In Floor, In Floor Roughed-In, Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed November 1st, 2025
Days on Market 17
Zoning R-CG

Listing Details

Listing Office Century 21 Bravo Realty

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.