



GRASSROOTS
REALTY GROUP

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1604 48 Avenue SW
Calgary, Alberta

MLS # A2284111



\$3,000,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,339 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Parking Pad, Triple Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Landscaped		

Heating:	Boiler, High Efficiency, In Floor, Forced Air, Radiant	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: NA

Set on one of Altadore's most coveted tree-lined streets, this exceptional 3,339 sq. ft. residence sits on a rare 60' x 120' corner lot with a playground literally in the backyard and Sandy Beach, river pathways, and off-leash dog parks just steps away. Designed for both everyday living and entertaining, the home offers a timeless centre-hall floor plan with refined, functional spaces throughout. The main level features a professional-grade kitchen with walk-in pantry, a welcoming living room, formal dining area, private den, and seamless indoor-outdoor flow—ideal for hosting at any scale. Upstairs, you'll find four bedrooms, including a spacious primary retreat with a spa-inspired ensuite and an impressive walk-in closet—perfectly positioned for privacy and comfort. Sliding patio doors open to a covered outdoor living area complete with built-in BBQ station and radiant heaters, overlooking an additional uncovered patio with a built-in fireplace—an entertainer's dream year-round. The over-height triple car garage (12' ceilings) easily accommodates three car lifts, and the corner-lot driveway provides the perfect setup for kids' hockey games or basketball. The fully developed basement adds even more versatility with a large recreation room, built-in wet bar, wine room, exercise room, bedroom, bathroom, and ample storage. Built by inner-city specialist Calista Homes, this is a rare opportunity to own a thoughtfully designed, family-friendly home on one of Altadore's best streets—where lifestyle, location, and craftsmanship come together effortlessly.