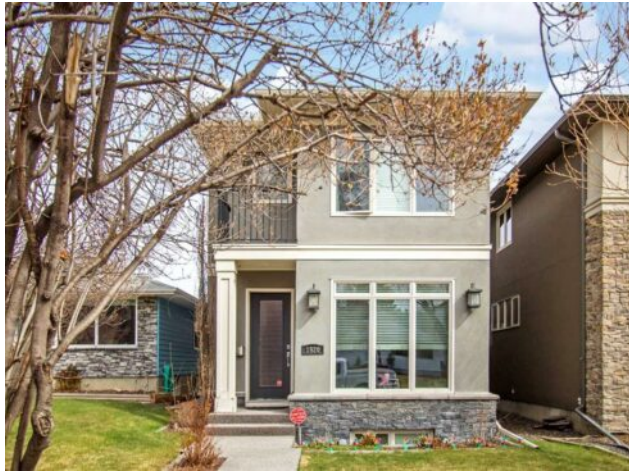




1920 49 Avenue SW
Calgary, Alberta

MLS # A2135100



\$998,800

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,942 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Landscaped, Level, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting		

Inclusions: N/A

Just a quick walk to Marda Loop and the river park, this 4 bedroom and 3.5 bathroom 2-storey is situated on a quiet street lined with trees in the popular community of Altadore. Main floor highlights include gleaming hardwood floors in pristine condition, ' flat painted ceilings with speaker and pot lights overhead and a two-sided gas fireplace capped with granite and a built in cabinet with book case separating the front sitting area from the dining area with a modern chandelier. The two-toned kitchen cabinetry features modern white cabinets which is stylishly complimented by the wood grain of the kitchen island. Granite countertops, stainless steel appliances, built-in pantry, a breakfast eating bar at the island and a wet bar with glass cabinet doors complete the kitchen. The living room located just off the kitchen offers a great place to relax with a view of the back yard in front of the gas fireplace flanked by built-in cabinetry and a book shelf. Upstairs there is a common 4 piece bathroom, a laundry room and three bedrooms including the master which features a wall of built-in wardrobe cabinetry and a private ensuite with a deep soaker tub and a glass enclosed shower. The lower level features a rec room, a third full bathroom, a flex room perfect for a guest bedroom or a home office and plenty of space for storage. Enjoy the summer days ahead on the back deck in the fully fenced and landscaped backyard with a double detached garage. Located close to schools, parks, playgrounds, transit and just a quick ride to downtown makes this a great place to call home in one Calgary's premier neighbourhoods. Book your showing to view today!