



2043 49 Avenue SW
Calgary, Alberta

MLS # A2138123



\$999,900

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,667 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

This two story detached air conditioned, non smoking home is situated on a 26' x 139' lot with a sunny south facing backyard + in fantastic walkable location close to parks, pathway system, schools, shopping + restaurants. Shows great with an open concept floorplan, and lots of natural light. With 2,408 sq ft of total living space, total of 4 bedrooms + 3.5 baths. Hardwood flooring, flat painted ceilings on every floor, double detached insulated & drywalled garage w/a paved alley. The open main floor enjoys lots of light all day in the main kitchen/living room area with large windows overlooking the South backyard. The kitchen features a nice big island w/granite counters, butlers pantry, breakfast bar seating, Stainless steel appliances, gas stove. Microwave + dishwasher both new in 2023. A formal dining room sits at the front of the home perfect great room off the kitchen with gas fireplace + easy access to the back yard. Upstairs the light is enhanced with two skylights. There are 3 bedrooms, the primary with vaulted ceilings, Juliet balcony, walk in closet + ensuite with stand alone shower + soaker tub. The other two bedrooms share a spacious bathroom featuring granite counters, a tub/shower. Laundry is conveniently located on this level + the washer + dryer are new in 2024. Fabulous large private backyard with oversized deck, grassy area + double detached garage. Exterior of the home was re-stuccoed with an EIFS System including woodpecker proofing (it has actually reduced energy costs)+ new shingles on the roof in 2022.