



**1937 48 Avenue SW**  
**Calgary, Alberta**

**MLS # A2160521**



**\$999,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,951 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Hot tub, all TV mounts & drapes.

OPEN HOUSE SATURDAY, AUGUST 31ST FROM NOON - 2 PM. Lovely 3+1 bedroom home with SUNNY SOUTH BACK YARD on a quiet tree-lined street in sought-after Altadore offering over 2700 sq ft of developed living space. The main level presents hardwood floors, high ceilings & crown moulding, showcasing a front living room that's open to a spacious dining area with built-in hutch & cabinets & ample space to host a family gathering or dinner party. The kitchen is tastefully finished with granite counter tops, island/eating bar, plenty of storage space, built-in computer desk & stainless steel appliances. A family room with cozy fireplace & built-ins is open to the kitchen. Completing the main level is a convenient 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece bath & laundry facilities. The large primary bedroom with vaulted ceiling & fireplace boasts a walk-in closet & lovely 5 piece ensuite with dual vanities, relaxing jet tub & separate shower. Basement development includes media & games rooms, fourth bedroom & 4 piece bath. Other notable features include central air conditioning, vacuum system & new roof in 2022. Outside, enjoy the sunny back yard with patio & hot tub. Parking is a breeze with a double detached garage with epoxy floor, accessed from the paved back lane. The location is ideal &ndash; close to River Park, Glenmore Athletic Park, vibrant Marda Loop, excellent schools, shopping, public transit & easy access to Crowchild Trail.