



# 1942 49 Avenue Calgary Alberta

\$949,900

Attractively updated 2+1 bedroom home on a beautiful tree-lined street in sought-after Altadore, offering over 2500 sq ft of developed living space. The main level presents hardwood floors, high ceilings & is illuminated by recessed lights & stylish light fixtures, showcasing the living room overlooking the front patio. Just a few steps away, is the completely renovated kitchen that's tastefully finished with quartz counter tops, island/eating bar, plenty of storage space & stainless steel appliances, including a new Bosch gas range & dishwasher & LG fridge & Panasonic microwave. A casual dining area with new gas fireplace is open to the kitchen. Completing the main level is a mudroom & 2 piece powder room. The second level hosts 2 spacious bedrooms, each with a walk-in closet & ensuite bath. The primary bedroom boasts a luxurious 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. A convenient laundry room with custom storage, folding table & sink is the finishing touch to the second level. Basement development includes in-floor heat, a large family/media room, third bedroom with Murphy bed & a 4 piece bath. Other notable features include central air conditioning, Hunter Douglas blinds on most windows, fresh paint, many new light fixtures & brand new roof. Outside, enjoy the new front courtyard & back yard with patio & low maintenance astro-turf. Parking is a breeze with the double detached garage. The inner-city location can't be beat - close to vibrant Marda Loop, River Park, excellent schools, shopping, public transit & easy access to Crowchild Trail. (id:6769)

Family room 17.00 Ft x 15.00 Ft  
 Furnace 7.33 Ft x 7.25 Ft  
 Bedroom 11.33 Ft x 10.67 Ft  
 4pc Bathroom 8.33 Ft x 7.50 Ft  
 Kitchen 14.50 Ft x 13.67 Ft  
 Dining room 12.50 Ft x 12.00 Ft  
 Living room 12.83 Ft x 10.25 Ft  
 Foyer 8.33 Ft x 5.00 Ft

Other 12.50 Ft x 4.17 Ft  
 2pc Bathroom 6.00 Ft x 4.92 Ft  
 Laundry room 9.33 Ft x 8.75 Ft  
 Primary Bedroom 16.50 Ft x 11.50 Ft  
 Bedroom 14.67 Ft x 11.50 Ft  
 4pc Bathroom 8.83 Ft x 6.00 Ft  
 5pc Bathroom 15.25 Ft x 9.33 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX Real Estate (Central)

<http://www.tanyaeklundgroup.ca/>



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**Mirror**

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