



# 2040 48 Avenue Calgary Alberta

\$1,200,000

Located in the heart of sought-after Altadore, this 3+1 bedroom Sundance built family home has been beautifully updated & offers over 2600 sq ft of developed living space. The main level presents engineered hardwood floors, high ceilings & updated stylish light fixtures, showcasing a front flex space (perfect for a den/office space) & lovely, renovated kitchen tastefully finished with quartz counter tops, Denca cabinets with under cabinet lighting, eating bar, stainless steel appliances & cozy dining area. Open to the kitchen, is the living room anchored by an upgraded gas fireplace (with temperature control) bordered by built-in cabinets & shelving. A 2 piece powder room completes the main level. An elegant, curved staircase leads to the second level that hosts 3 bedrooms (all with new ceiling fans, upgraded closets & black out blinds), a 4 piece bath with new cabinet & laundry room. The primary bedroom boasts plenty of closet space & a private 5 piece ensuite with dual sinks & new cabinet, relaxing soaker tub & separate shower. The basement has been developed with a recreation/media room with wet bar which is currently utilized as a home gym. The finishing touches to the basement are a fourth bedroom & 3 piece bath. Other notable features include new window coverings on the main level, new bench with storage, recently replaced hot water tank, new central air conditioning & full security system including 6 exterior cameras. Exterior upgrades include new upgraded roof & eavestrough (2024) & gemstone lighting on house & garage. Also enjoy the low maintenance back yard with huge patio & natural gas firepit. Parking is a breeze with a double detached garage with epoxy floor. Also enjoy the ideal location, close to Glenmore Athletic Park, two golf courses, vibrant Marda Loop, excellent schools, shopping, public transit & easy access to Crowchild Trail. (id:6769)

Recreational, Games room 24.00 Ft x 14.58 Ft  
 Storage 10.50 Ft x 5.33 Ft  
 Furnace 7.08 Ft x 4.92 Ft  
 Bedroom 14.83 Ft x 9.92 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Kitchen 15.75 Ft x 10.67 Ft

Foyer 5.92 Ft x 5.50 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Laundry room 6.50 Ft x 5.83 Ft  
 Primary Bedroom 16.00 Ft x 12.17 Ft  
 Bedroom 13.08 Ft x 7.92 Ft  
 Bedroom 10.42 Ft x 9.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Dining room 12.00 Ft x 10.42 Ft

Breakfast 8.42 Ft x 7.50 Ft

Living room 16.00 Ft x 13.17 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft