



## 1907 49 Avenue Calgary Alberta

\$974,900

Located on one of the best streets in the desirable Altadore neighborhood, steps away from Athletic Park, Sandy Beach Park, and River Park off-leash area, minutes from the vibrant Marda Loop, Mount Royal University, this stunning custom-built semi-detached home offers an exceptional living experience. With a gorgeous architectural design on the exterior and over 2,900 square feet of luxurious living space inside, this gem boasts 4 bedrooms and 3.5 bathrooms. Vaulted ceilings grace every bedroom on the upper floor, adding an element of grandeur. The entrance captivates with soaring walls and a beautifully curved staircase highlighted by three skylights and numerous windows, as well as gleaming maple hardwood flooring that stretches throughout the property. A private home office beckons with French frosted glass doors and expansive windows, perfect for creating your best work (or enjoying music). The main floor unfolds with 11-foot-high ceilings, creating an open and airy ambiance. The elegant dining space, adorned with an exquisite chandelier and a tray ceiling design, creates a refined atmosphere for memorable gatherings. Facing the dining area lies the piece de resistance - the impressive dream kitchen featuring modern, ceiling-height cabinets harmonized with a striking white island with multiple seating options. With two BLANCO sinks, a plethora of stainless-steel appliances including an induction cooktop stove, a double oven, a walk-in pantry, and a wine fridge, this kitchen is a chef's dream. Unwind in the tastefully appointed living room with a gas fireplace and enjoy sliding glass doors to your outdoor living space on a lovely deck and landscaped backyard. The living room's highlight is the grand fireplace framed by an elegant mirrored wall. The primary bedroom is a spacious retreat, featuring a custom walk-in closet and a private balcony overlooking the bea...

Bedroom 4.05 M x 2.97 M

Recreational, Games room 6.29 M x 5.23 M

Furnace 2.53 M x 2.41 M

4pc Bathroom 2.64 M x 1.50 M

Living room 4.99 M x 4.28 M

Kitchen 5.47 M x 2.96 M

2pc Bathroom 1.96 M x .82 M

Primary Bedroom 5.64 M x 3.34 M

Bedroom 4.60 M x 2.67 M

Bedroom 4.83 M x 2.68 M

Laundry room 2.30 M x 2.12 M

4pc Bathroom 2.67 M x 1.49 M

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

Listing Presented By:



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Dining room 3.94 M x 2.76 M

5pc Bathroom 4.35 M x 2.66 M

Den 4.02 M x 3.34 M