



## 1739 48 Avenue Calgary Alberta

\$2,295,000

Welcome to a home that truly defines luxury living in Calgary's prestigious Altadore! Built by renowned Alliance Custom Homes, this 3-STOREY residence combines exceptional craftsmanship w/ thoughtful design to create a space that's as functional as it is beautiful. Located on a desirable street in Altadore, this home is surrounded by four other upcoming, stunning infills that create a cohesive & upscale streetscape! From the moment you arrive, the home's timeless architecture & clean lines exude elegance. Inside, you're greeted by an abundance of natural light pouring in through oversized windows, highlighting the soaring ceilings & open layout. The heart of the home is the kitchen - a true showstopper for culinary enthusiasts. It's equipped w/ professional-grade appliances, including a gas cooktop & built-in wall oven, along w/ a sleek quartz island that serves as a workspace & gathering spot. Custom, full-height cabinetry offers plenty of storage, while a walk-through pantry keeps everything organized & out of sight, w/ a convenient prep sink & beverage fridge. The main floor flows seamlessly into a spacious living room anchored by a sleek gas fireplace & accented by full-height sliding glass doors leading to the wood deck & landscaped backyard. Whether you're hosting a formal dinner in the elegant dining area or enjoying a quiet evening at home, the main floor delivers on both style & comfort. A thoughtfully designed mudroom w/ built-in storage adds practicality to the mix, as does a bright pocket office w/ a glass wall, making day-to-day living effortless. Upstairs, the primary suite is a luxurious retreat w/ a recessed 11-ft ceiling in front of the ceiling-height windows! The spa-inspired ensuite feels like your own private getaway, featuring a soaker tub, an oversized tile shower, & a custom vanity w/ dual sinks. The walk-in closet is equally impressive, w/ b...

Loft 21.58 Ft x 13.58 Ft

Other 18.00 Ft x 8.50 Ft

Bedroom 12.50 Ft x 10.75 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

Recreational, Games room 16.67 Ft x 16.08 Ft

Furnace 9.17 Ft x 9.00 Ft

Dining room 12.00 Ft x 10.83 Ft

Living room 18.00 Ft x 13.33 Ft

Pantry 9.08 Ft x 6.67 Ft

Foyer 6.00 Ft x 6.00 Ft

Office 6.50 Ft x 5.75 Ft

Other 7.00 Ft x 4.58 Ft

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

Listing Presented By:



Originally Listed by:  
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Exercise room 10.00 Ft x 9.00 Ft  
Bedroom 10.58 Ft x 10.00 Ft  
4pc Bathroom 11.00 Ft x 5.00 Ft  
Kitchen 18.25 Ft x 13.92 Ft

2pc Bathroom 5.42 Ft x 5.00 Ft  
Laundry room 9.83 Ft x 5.83 Ft  
Primary Bedroom 14.92 Ft x 12.33 Ft