



1739 48 Avenue Calgary Alberta

\$1,949,900

Every inch of this new luxury infill feels like a curated experience in refined design. Thoughtfully styled from the inside out, the home pairs timeless architectural details with contemporary softness—arched windows, warm wood tones, creamy stone finishes, and that quiet kind of luxury you feel the moment you step through the front door. Inside, you're greeted by a central foyer that opens into a bright, airy space with soaring ceilings and oversized windows that let in light from every angle. The dining area connects naturally to a chef-inspired kitchen past a convenient bar area with space for a beverage fridge and custom cabinetry, while the kitchen itself impresses with a full-height quartz backsplash, designer pendants, and upgraded high-end appliances, including a gas range, custom hood fan, and French door fridge/freezer. The spacious living area feels open yet cozy, grounded by a GAS FIREPLACE with built-in shelving on either side and a view of the landscaped yard, with access to the custom mudroom with built-ins, adding the kind of functional polish that makes day-to-day life feel seamless. Upstairs, you'll find two secondary bedrooms, a bright 4-piece main bath with a fully tiled tub/shower combo and elegant finishes, and a good-sized laundry room with a quartz folding counter and an undermount sink - practical and polished. The primary suite is a true retreat, featuring DUAL WALK-IN CLOSETS for all the space, and a gorgeous ensuite with dual vanity, freestanding soaker tub, and an oversized, fully tiled WALK-IN STEAM SHOWER. The third level is where things really elevate—literally. A bonus lounge area with a WET BAR opens onto a PRIVATE SOUTH-FACING BALCONY, making it a standout space for entertaining or relaxing in the sun. Another large bedroom with a full bathroom rounds out the top floor, offering flexibility for guests, teens, or a second home offic...

Laundry room 9.42 Ft x 5.58 Ft

Primary Bedroom 14.92 Ft x 12.08 Ft

Bedroom 10.58 Ft x 9.75 Ft

5pc Bathroom 15.08 Ft x 8.83 Ft

Laundry room 9.42 Ft x 5.58 Ft

Other 9.17 Ft x 8.25 Ft

Bedroom 12.58 Ft x 10.67 Ft

3pc Bathroom 9.00 Ft x 4.92 Ft

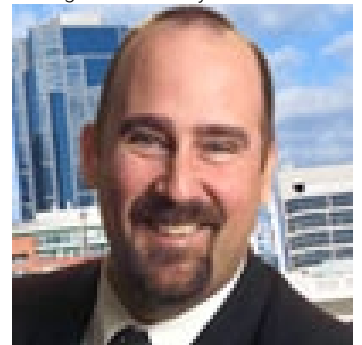
Recreational, Games room 16.50 Ft x 16.00 Ft

Exercise room 12.00 Ft x 8.58 Ft

Bedroom 10.58 Ft x 10.00 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Listing Presented By:



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Bedroom 12.00 Ft x 8.75 Ft

Other 7.17 Ft x 4.42 Ft

4pc Bathroom 9.42 Ft x 4.83 Ft

Bonus Room 21.33 Ft x 13.42 Ft

Furnace 7.50 Ft x 7.50 Ft

Kitchen 21.67 Ft x 13.50 Ft

Dining room 13.42 Ft x 9.50 Ft