



2024 49 Avenue Calgary Alberta

\$1,299,000

Situated on a beautiful tree-lined street in the heart of Altadore, this stunning duplex sits on a rare extra-deep 122' lot just steps from the river pathways, parks, and the vibrant shops and cafes of Marda Loop. This location offers an incredible lifestyle for active families, with easy access to playgrounds, top-rated schools, Glenmore Athletic Park and golf course, while still providing quick connections to Crowchild Trail and 50 Avenue SW. Exceptional curb appeal is accented by brick siding and an exposed aggregate walkway, while a concrete party wall ensures superior sound separation for an ultra-quiet living experience. Inside, you'll immediately notice the elevated finishes throughout -- flat painted ceilings, custom designer lighting, 8-foot interior doors, and wide-plank engineered hardwood flooring on both the main and upper levels. A stylish powder room on the main floor adds a sophisticated touch for guests. The pristine white kitchen is both beautiful and functional, featuring ceiling-height wood cabinetry, textured herringbone backsplash, quartz countertops, a dedicated coffee/wine bar, and a large eat-in island that comfortably seats six. The premium JennAir stainless steel appliance package completes this chef-inspired space. The open-concept main floor seamlessly connects the kitchen, dining, and living areas, creating a welcoming environment for both entertaining and everyday family life. The living room is highlighted by soaring 12-foot ceilings and transom windows above the double patio doors, filling the space with natural light. Custom built-ins in the living room and mudroom add both function and style. Upstairs offers three spacious bedrooms, a full bathroom, and convenient laundry. The primary retreat features coffered ceilings, a walk-in closet, and a spa-inspired ensuite complete with heated floors, dual vanity, soaker tub, and rainfall shower...

4pc Bathroom 5.00 Ft x 8.75 Ft

5pc Bathroom 21.33 Ft x 8.92 Ft

Primary Bedroom 14.00 Ft x 12.33 Ft

Bedroom 12.75 Ft x 9.50 Ft

Bedroom 9.67 Ft x 10.00 Ft

Laundry room 6.08 Ft x 8.75 Ft

Recreational, Games room 26.17 Ft x 19.42 Ft

Furnace 15.75 Ft x 7.25 Ft

Kitchen 19.48 Ft x 13.42 Ft

2pc Bathroom 5.00 Ft x 6.42 Ft

Dining room 12.42 Ft x 13.08 Ft

Foyer 9.08 Ft x 6.83 Ft

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Listing Presented By:



Originally Listed by:
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Other 6.25 Ft x 8.83 Ft

4pc Bathroom 4.83 Ft x 8.17 Ft

Bedroom 12.50 Ft x 11.75 Ft

Other 13.58 Ft x 5.00 Ft

Living room 13.67 Ft x 14.75 Ft