



# 2043 49 Avenue Calgary Alberta

\$969,900

This two story detached air conditioned, non smoking home is situated on a 26' x 139' lot with a sunny south facing backyard + in fantastic walkable location close to parks, pathway system, schools, shopping + restaurants. Shows great with an open concept floorplan, and lots of natural light. With 2,408 sq ft of total living space, total of 4 bedrooms + 3.5 baths. Hardwood flooring, flat painted ceilings on every floor, double detached insulated & drywalled garage w/a paved alley. The open main floor enjoys lots of light all day in the main kitchen/living room area with large windows overlooking the South backyard. The kitchen features a nice big island w/granite counters, butlers pantry, breakfast bar seating, Stainless steel appliances, gas stove. Microwave + dishwasher both new in 2023. A formal dining room sits at the front of the home perfect great room off the kitchen with gas fireplace + easy access to the back yard. Upstairs the light is enhanced with two skylights. There are 3 bedrooms, the primary with vaulted ceilings, Juliet balcony, walk in closet + ensuite with stand alone shower + soaker tub. The other two bedrooms share a spacious bathroom featuring granite counters, a tub/shower. Laundry is conveniently located on this level + the washer + dryer are new in 2024. Fabulous large private backyard with oversized deck, grassy area + double detached garage. Exterior of the home was re-stuccoed with an EIFS System including woodpecker proofing (it has actually reduced energy costs)+ new shingles on the roof in 2022. (id:6769)

4pc Bathroom 4.83 Ft x 9.08 Ft

Bedroom 16.50 Ft x 10.58 Ft

Recreational, Games room 14.92 Ft x 21.00 Ft

Storage 6.25 Ft x 3.67 Ft

Furnace 6.25 Ft x 11.92 Ft

2pc Bathroom 5.33 Ft x 5.25 Ft

Dining room 8.75 Ft x 11.33 Ft

Family room 15.92 Ft x 16.58 Ft

Foyer 6.92 Ft x 9.92 Ft

Kitchen 9.17 Ft x 17.50 Ft

Living room 9.08 Ft x 12.08 Ft

4pc Bathroom 7.08 Ft x 6.42 Ft

4pc Bathroom 7.25 Ft x 16.75 Ft

Bedroom 9.42 Ft x 9.50 Ft

Bedroom 16.08 Ft x 11.75 Ft

Primary Bedroom 11.42 Ft x 19.33 Ft

Listing Presented By:



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