



## 2045 49 Avenue Calgary Alberta

\$1,024,900

With its charming exterior hinting at the elegance within, this exceptional family home sits on a beautifully landscaped lot in the coveted Altadore neighbourhood of Calgary, combining timeless curb appeal with a prime location. This 2 storey home is perfect for growing families or professional couples alike, meticulously renovated with finishing selections that whisper elegance, and sophistication such as updated LVP flooring; fresh paint inside and out; new light installations paired with recessed lighting; and fully updated 2 pc powder room. Inside the threshold you will discover the formal dining space with enough space for your harvest table, awaiting intimate dinner parties for two, or gatherings that include the whole family. As you continue, you will discover the heart of the home, the kitchen, which has been fully updated with brand new appliances including a gas range and built-in Sub Zero floor to ceiling wine refrigerator, sleek quartz countertops, pantry and extensive custom cabinetry that blends style and functionality. The open layout features a spacious island with seating, ideal for casual dining, with a built-in curacao cabinet and additional cabinetry and counter space spanning the length of the opposite wall in the kitchen. The spacious living room is made cozy by a new electric fireplace for ambiance on cooler evenings. Travelling upstairs will reveal a 2nd floor laundry room with a new washer and dryer, updated main bath and 3 spacious bedrooms, including the primary suite, which is complete with vaulted ceilings, a built-in library wall, a dedicated A/C wall unit, Juliette balcony, large walk-in closet and perfectly composed ensuite bath featuring a soaker tub, separate glass enclosed shower and skylight. The basement level offers an expansive rec room, perfect for a child's playroom, man cave or theater room, as well as a 4th bedroom and ful...

Bedroom 2.93 M x 3.70 M

Recreational, Games room 5.03 M x 7.79 M

3pc Bathroom 1.70 M x 2.28 M

Furnace 2.03 M x 3.56 M

Living room 4.88 M x 3.69 M

Kitchen 5.49 M x 5.34 M

Foyer 2.17 M x 2.95 M

2pc Bathroom 1.80 M x 1.51 M

4pc Bathroom 2.11 M x 1.98 M

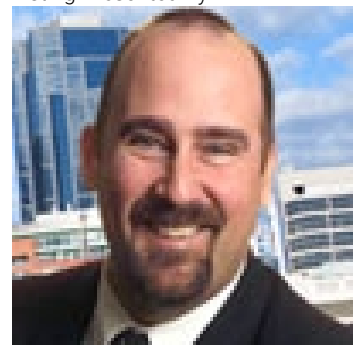
4pc Bathroom 2.17 M x 4.72 M

Primary Bedroom 3.39 M x 5.94 M

Bedroom 4.88 M x 3.55 M

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

Listing Presented By:



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Dining room 2.70 M x 3.72 M

Bedroom 2.83 M x 2.92 M