

# \$2,250,000 - 1612 48 Avenue Sw, Calgary

MLS® #A2160441

**\$2,250,000**

5 Bedroom, 4.00 Bathroom, 2,227 sqft  
Residential on 0.16 Acres

Altadore, Calgary, Alberta

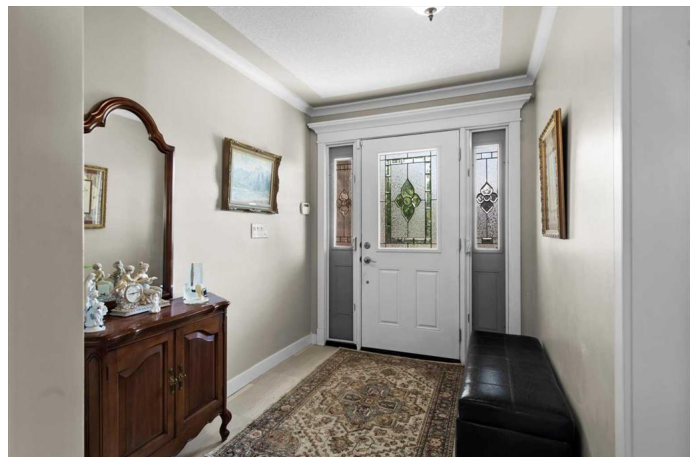
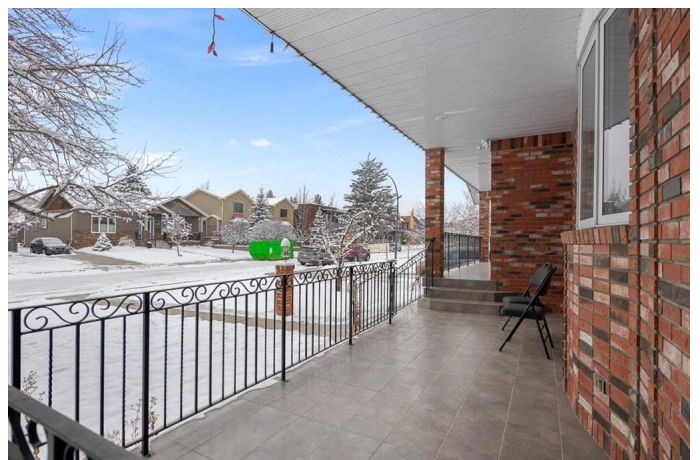
A very rare opportunity to own an oversized solid brick & clay tile exterior bungalow backing onto green space in the heart of desirable Altadore. Featuring an expansive and partially updated 4108 sq ft of living space, 5 bedrooms and 3.5 bathrooms, the home provides one level style living, with option to have live in caretaker or nanny on lower level with its additional full kitchen, bathroom & bedrooms, in a family-friendly setting.

As you approach the home, youâ€™ll be greeted by a large, sunny south front yard and a welcoming porch, ideal for relaxing and enjoying the neighbourhood's friendly atmosphere.

Inside, the home features a spacious living room is illuminated with natural light and a dining room spacious enough to host large gatherings with family and friends. Beautiful crown moulding adorns the main floor entertaining spaces.

The perfectly situated family room has a balcony, custom wood paneling, built-in bookcases and a wood burning stone fireplace that serves as a cozy focal point. The kitchen is generously sized and includes a dining nook, making it a perfect space for creating and enjoying family meals.

Your elegant primary bedroom suite has a large bow window, an ensuite washroom with dual sinks, Bain Ultra tub and shower. With two more comfortable bedrooms and a full family washroom on the main floor, thereâ€™s



plenty of room for a growing family or guests. The lower level of the home offers versatility, with a second kitchen with dining area, a large recreation room complete with wet bar and stone fireplace. A large flex room provides additional space that can be customized to fit your needs, whether as a gym, or hobby room. The spacious washroom features a corner tub, shower, and a full sauna, offering a spa-like experience in the comfort of your own home. There are two additional bedrooms and plenty of storage space that complete the lower level. The attached two car garage has room for all your outdoor gear, while the additional driveway parking is great for family vehicles or an RV. The sunny yard is great for kids to enjoy and perfect for growing a home garden. Out back there is a fantastic neighbourhood green space and playpark. Great schools nearby including Altadore School, Rundle Academy, St. James School, Dr. Oakley School, Connect Charter School, Masters Academy and College, Central Memorial High School, and Mount Royal University. Strategically located near River Park off-leash dog park, Sandy Beach, Glenmore Athletic Park, the Aforza Tennis Club, Earl Grey Golf Club, Lakeview Golf Course and the trendy Marda Loop shopping district.

Built in 1956

### **Essential Information**

MLS® #	A2160441
Price	\$2,250,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,227
Acres	0.16
Year Built	1956

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1612 48 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2S8

### **Amenities**

Parking Spaces	7
Parking	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated, Side By Side
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Storage, Bookcases, Built-in Features, Chandelier, Crown Molding, Central Vacuum, Granite Counters, Jetted Tub, Recessed Lighting, Sauna, Soaking Tub, Wet Bar
Appliances	Dishwasher, Microwave, ENERGY STAR Qualified Refrigerator, Electric Stove, European Washer/Dryer Combination, Freezer, Garburator, Garage Control(s), Humidifier, Range Hood, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Stone, Wood Burning, Family Room, Raised Hearth, Recreation Room
Has Basement	Yes
Basement	Full, Finished, Suite

### **Exterior**

Exterior Features	Private Yard, Balcony, Dog Run, Rain Gutters
Lot Description	Back Yard, Back Lane, Backs on to Park/Green Space, Dog Run Fenced In, Fruit Trees/Shrub(s), Front Yard, Lawn, Level, Rectangular Lot, Street Lighting, Treed
Roof	Clay Tile

Construction	Stucco, Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 28th, 2024
Days on Market	198
Zoning	R-C1

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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