

\$939,500 - 2043 49 Avenue Sw, Calgary

MLS® #A2199973

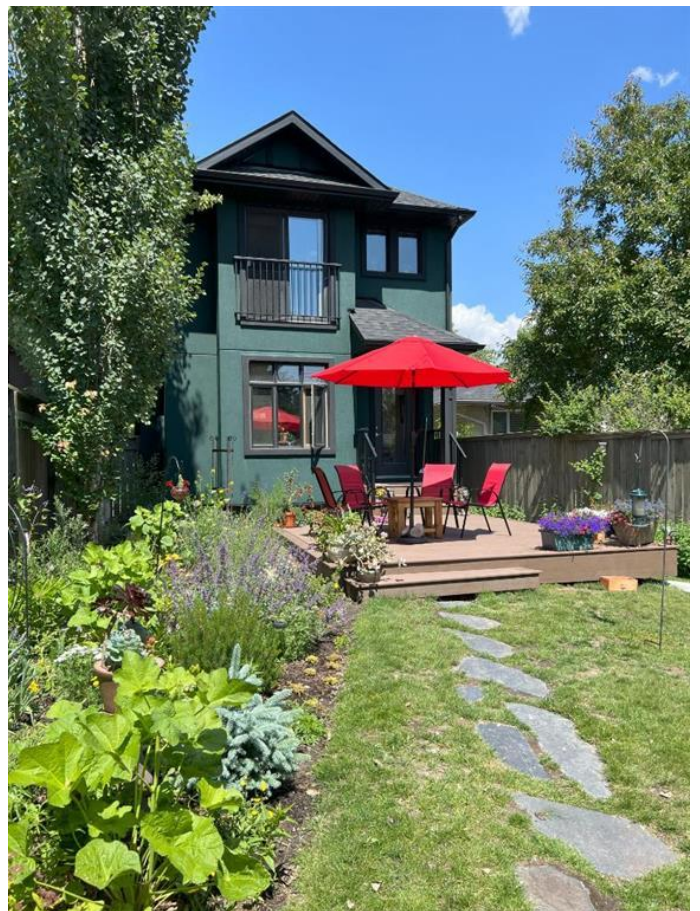
\$939,500

4 Bedroom, 4.00 Bathroom, 1,686 sqft
Residential on 0.08 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SUNDAY MARCH 16 2-4.

Exceptional Value in Altadore – Upgraded & Move-In Ready! Nestled on one of Altadore’s most picturesque tree-lined streets, this immaculate DETACHED home offers an unbeatable combination of space, style, and location. Sitting on an oversized 26’ x 138’ lot – a rare find in this sought-after inner-city community – this residence boasts over 2,400 sq. ft. of total living space, 4 bedrooms, and 3.5 baths. Step inside to a beautifully designed open-concept layout featuring hardwood flooring and flat-painted ceilings throughout. The chef-inspired kitchen is a dream, complete with a spacious island, granite countertops, butler’s pantry, stainless steel appliances, and gas stove. The front formal dining room is perfect for entertaining, while the inviting great room – anchored by a cozy gas fireplace – seamlessly connects to the lush backyard. Upstairs, two skylights flood the space with natural light. The primary suite impresses with vaulted ceilings, a Juliet balcony, a generous walk-in closet, and a spa-like ensuite featuring a soaker tub and standalone shower. Two additional bedrooms share a bright, well-appointed bathroom. The convenient upper-level laundry room includes a brand-new washer and dryer (2024). The professionally developed basement offers a spacious rec room with a gas fireplace, a fourth bedroom, a full bathroom, and plenty of storage. Outside, the beautifully landscaped



backyard is a gardenerâ€™s paradise, filled with perennial flowers and mature trees. The oversized deck was recently replaced, and the double garage is insulated and drywalled. Recent updates include a new roof, hot water tank, dishwasher, microwave, and exterior re-stuccoing with an EIFS systemâ€”improving energy efficiency and making the home woodpecker-proof. Located just minutes from top-rated private, public, and separate schools, as well as tennis courts, golf courses, running tracks, and bike paths, this home offers the ultimate inner-city lifestyle.

Built in 2003

Essential Information

MLS® #	A2199973
Price	\$939,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,686
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

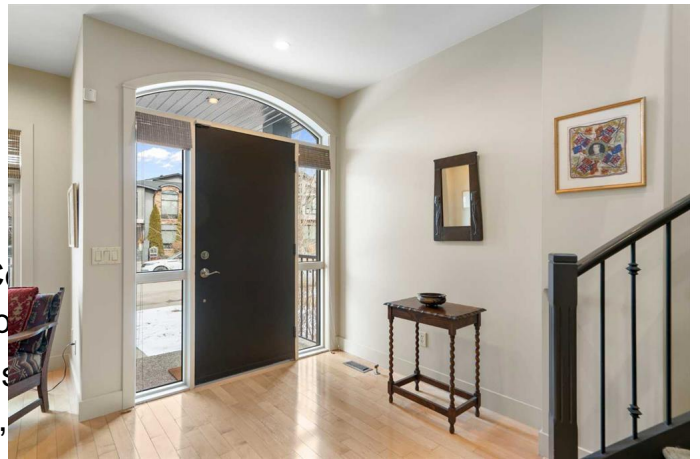
Address	2043 49 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2V5

Amenities

Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Built-in Features, Granite C
Smoking Home, Open Floorp
Appliances Central Air Conditioner, Dis
Stove, Microwave Hood Fan,
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Family Room, Gas, Basement
Has Basement Yes
Basement Finished, Full



Exterior

Exterior Features Balcony, Private Yard
Lot Description Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2025
Days on Market 5
Zoning R-C2

Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.