# \$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

Immaculate oversized brick bungalow backing onto a playground and green space on the most family friendly quiet tree lined street in Altadore. Featuring 4108 sq ft of living space, 5 bedrooms and 3.5 bathrooms. The home provides bungalow style living, with a rentable suite on lower level with its additional full kitchen, bathroom & bedrooms, in a family-friendly setting.

The upper level features a spacious living room with natural light, a spacious dining room, updated gourmet kitchen with newer appliances, family room, primary bedroom suite with large ensuite, and two additional bedrooms and family washroom. Beautiful crown moulding adorns the main floor entertaining spaces.

The lower level offers 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 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. 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 Double Garage Attached, Alley Access, Garage Door Opener, Garage

Faces Rear, Insulated, Side By Side

# of Garages 2

#### Interior

Interior Features Bookcases, Built-in Features, Central Vacuum, Double Vanity, Granite

Counters, Jetted Tub, Storage, Chandelier, Crown Molding, Recessed

Lighting, Sauna, Soaking Tub, Wet Bar

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood,

Window Coverings, ENERGY STAR Qualified Refrigerator, European

Washer/Dryer Combination, Freezer, Garburator, Humidifier

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Wood Burning, Family Room, Raised Hearth, Recreation Room, Stone

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Balcony, Private Yard, Rain Gutters, Dog Run

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard,

Level, Rectangular Lot, Dog Run Fenced In, Fruit Trees/Shrub(s), Lawn,

Street Lighting, Treed

Roof Clay Tile

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 28th, 2024

Days on Market 248
Zoning R-C1

### **Listing Details**

Listing Office Sotheby's International Realty Canada

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