

**1903 48 Avenue SW**  
**Calgary, Alberta**

**MLS # A2301419**



**\$2,750,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,640 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Hood Fan, Basement Chest Freezer, Kitchen Bar Stools, Bed Frame in Primary

**\*\* Open House Saturday May 2nd from 2:30pm-4:00pm! \*\*** Set discreetly on a private corner lot, this exceptional custom Altadore residence is a study in timeless design, refined craftsmanship, and elevated living. From the moment you arrive, the home makes an impression with its grand entry, elegant main-floor office, and luminous living spaces that frame the sunny south backyard. The kitchen, with its inviting breakfast nook, anchors the home beautifully, while the formal dining room and spacious mudroom add both sophistication and function to the main level. Upstairs, four generously proportioned bedrooms each feature their own ensuite, complemented by a Jack and Jill bath. The primary suite is especially luxurious, offering a Juliet balcony, an expansive his-and-hers closet, and a spa-inspired ensuite that opens to a private south-facing balcony &mdash; a serene retreat within the home. The lower level is equally impressive, designed for both entertaining and everyday comfort, with a large recreation room, bar area, two additional bedrooms, full bathroom, laundry room, dedicated play area, and abundant storage. Outdoors, the beautifully appointed stone patio, firepit area, and covered dining space create an intimate backdrop for memorable evenings and effortless entertaining. Ideally located just steps from Glenmore Athletic Park and within walking distance to Sandy Beach, River Park, transit, bike paths, top schools, and the University of Mount Royal, this is a rare offering in a truly exceptional location.