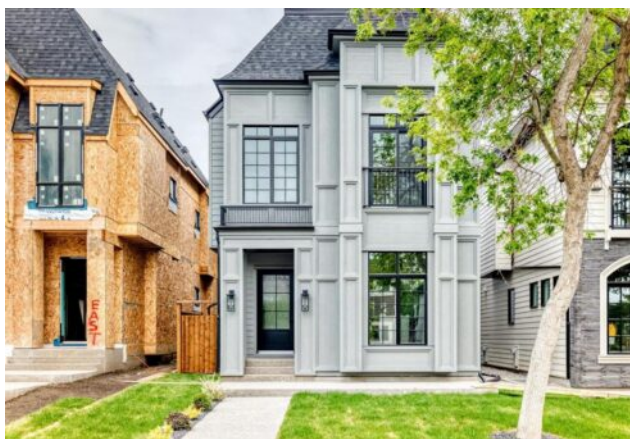


1612 49 Avenue SW
Calgary, Alberta

MLS # A2336283



\$2,449,000

Division:	Altadore		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,188 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	None		

**** Open House: Sunday, October 11th 12-2pm **** Welcome to this masterfully designed detached home in Altadore, ideally positioned on a quiet cul-de-sac. Offering three finished levels above grade plus a fully developed basement, this exceptional residence combines thoughtful design, elevated finishes, and custom details throughout. The bright front dining room flows seamlessly into a gourmet kitchen equipped with premium JennAir appliances and a large quartz island with exceptional hidden storage. An inviting living room provides the perfect space for everyday living and entertaining, while the functional mudroom features custom built-ins and a dedicated pet spa. The second level offers two spacious secondary bedrooms sharing a beautifully appointed full bathroom, along with a charming nook with built-in storage. The luxurious primary retreat serves as a private sanctuary, complete with vaulted ceilings, a Juliette balcony, dual-sided fireplace, and custom walk-in closet. The spa-inspired ensuite features a deep soaker tub, walk-in shower with built-in bench, undermount lighting, and in-floor heating. The third floor offers a private loft retreat with an additional bedroom, dedicated ensuite, and access to a personal balcony. The fully developed lower level is designed for relaxation and entertaining, featuring a gorgeous wet bar, built-in media centre, spacious recreation area, dedicated home office, and cozy in-floor heating. Outside, the property is complete with a private backyard and double detached garage. Set within one of Altadore's quiet residential pockets, this home offers a rare combination of privacy, sophisticated design, and convenient access to parks, schools, Marda Loop, restaurants, and everyday amenities.