

# \$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

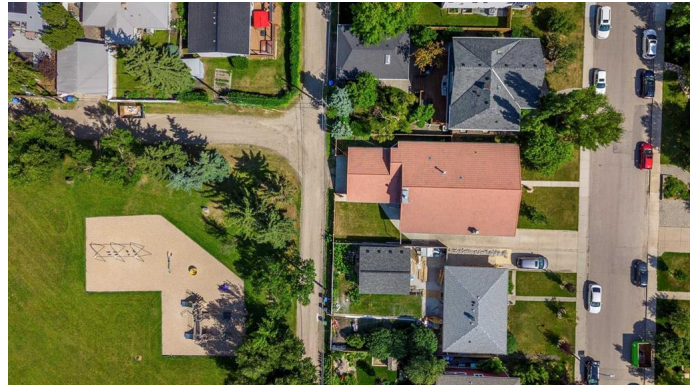
Altadore, Calgary, Alberta

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, Garage Door Opener, Alley Access, Garage Faces Rear, Insulated, Side By Side

# of Garages 2

## Interior

Interior Features Bookcases, Built-in Features, Central Vacuum, Chandelier, Double Vanity, Granite Counters, Soaking Tub, Storage, Crown Molding, Jetted Tub, Recessed Lighting, Sauna, Wet Bar

Appliances Dishwasher, Freezer, Garage Control(s), Garburator, Humidifier, Microwave, Window Coverings, ENERGY STAR Qualified Refrigerator, Electric Stove, European Washer/Dryer Combination, Range Hood

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

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

Has Basement Yes

Basement Finished, Full, Suite

## Exterior

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

Lot Description Back Yard, Lawn, Level, Treed, Back Lane, Backs on to Park/Green Space, Dog Run Fenced In, Fruit Trees/Shrub(s), Front Yard, Rectangular Lot, Street Lighting

Roof Clay Tile

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 28th, 2024

Days on Market 220

Zoning R-C1

## Listing Details

Listing Office Sotheby's International Realty Canada

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.