

1904 48 Avenue SW  
Calgary, Alberta

MLS # A2234185



**\$1,599,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,967 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	In Floor Roughed-In, 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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

Luxury pre-sale opportunity on one of Altadore's most sought-after streets! Right side is sold, last unit remaining. This is your chance to own a brand-new home with the ability to personalize some finishes to your taste. Built by Jerry Homes, and thoughtfully designed with a unique and functional floor plan, this home features a spacious foyer, soaring 10-foot ceilings on the main level, a dining area with custom wood paneling, and a stunning kitchen with a massive 12-foot island and high end built-in appliances, gold accents, and quartz countertops with under-cabinet lighting. The home showcases exceptional craftsmanship including a great room with a custom multi-tier gas fireplace and a mudroom with lots of storage. Upstairs, 9-foot ceilings frame a lavish primary suite with a 5-piece spa-inspired ensuite featuring in-floor heating, a steam shower, and two large walk-in closets, along with two additional bedrooms, a 3-piece bath, and a full laundry room. The fully developed basement offers in-floor heat rough-in, a spacious rec room, wet bar, fourth bedroom, 3-piece bath, and a flexible office or gym space. Additional features include A/C rough-in, built-in ceiling speakers, an alarm system, exterior 360° camera rough-ins, and options for further upgrades. Ideally located near top schools, parks, and the trendy shops and restaurants of Marda Loop, this home offers quiet luxury with unbeatable convenience. Please note that the photos are examples of previous work. Some features shown have been upgraded and can be included in this build at an additional cost, Call today to view this property!