

**2045 48 Avenue SW
Calgary, Alberta****MLS # A2254205****\$899,900**

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,896 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s)		
Inclusions:	Ceiling Fan(s), Garage Door Opener & Controls, Window Coverings, Vacuflo System & Attachments		

OPEN HOUSE SAT/SUN SEP 6/7 2-4PM** *VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS! Nestled on one of Altadore's most sought-after, tree-lined streets is this beautifully maintained and well-built semi-detached infill boasting timeless design with modern functionality. Featuring a classic stone facade, a newer roof (2023), and central A/C, this home offers exceptional curb appeal and year-round comfort—all just steps from River Park, top-rated schools, Marda Loop shopping, and quick transit to downtown or MRU. The main floor welcomes you with 9-ft ceilings and NEWLY REFINISHED hardwood flooring throughout. A spacious front flex room with French glass doors and ceiling speakers is perfect as a home office or formal dining area. The upgraded kitchen boasts full-height cabinetry, granite countertops, stainless steel appliances (including double wall ovens, warming drawer, and electric cooktop), and a massive walk-in pantry. A large island with bar seating flows into a generous dining nook and living room with ceiling speakers and an indoor/outdoor gas fireplace wall. Upstairs, vaulted ceilings create a sense of space across three bedrooms and two full bathrooms. The primary suite features a huge wall closet, a ceiling fan, a spa-like ensuite with granite counters, a skylit soaker tub, double sinks, and a separate shower area. The two additional bedrooms are spacious with great closet space—one includes a nook perfect for a desk or as a reading space. A large 4-piece main bath and well-sized laundry room complete the upper level. The fully developed basement is roughed-in for in-floor heat, with a fourth bedroom, full bathroom with granite vanity and oversized tiled shower, and a large enclosed flex room wired for surround sound and a projector - ideal for a home

theatre, gym, or fifth bedroom. Outside, enjoy a sunny, South-facing backyard with green space and a raised deck with fireplace. Plus, the insulated double detached garage rounds out this exceptional property. The location is unbeatable—walkable to parks, schools, shops, and more. A rare opportunity to live on one of Altadore’s premier streets! Schedule your private showing today!