

\$1,099,000 - 1705 48 Avenue Sw, Calgary

MLS® #A2225649

\$1,099,000

3 Bedroom, 4.00 Bathroom, 2,040 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

***Open House Saturday June 7th 2-4pm

***Welcome to this stunning semi-detached home in Altadore, perfectly situated on a quiet, tree-lined street in one of Calgary's most sought-after inner-city communities. Just steps to River Park, Sandy Beach, the Elbow River pathway system, and an expansive off-leash dog park. This location offers the ultimate blend of tranquillity and convenience. You're also within walking distance to Glenmore Athletic Park, Stu Peppard Arena, top-rated schools, and all the shops and restaurants of vibrant Marda Loop.

Inside, this beautifully maintained home is filled with warmth and light, beginning with the refinished Brazilian cherry hardwood floors and an inviting living room centred around a cozy gas fireplace. Leading into the chef-inspired kitchen, featuring a gas range, new dishwasher, maintenance-free granite countertops, and a large island—perfect for both everyday living and entertaining. The layout is open and elegant with a designated dining area and second living space, highlighted by a dramatic two-storey window that floods the space with natural light and carries brightness down into the fully developed basement with soaring 10 ft ceilings, large recreation room, and a full three-piece bathroom.

As you ascend the staircase, you'll be greeted by a beautiful skylight that fills the upper floor with even more natural light, enhancing the



homeâ€™s bright and airy atmosphere. The luxurious primary suite offers a private retreat, featuring a spa-like ensuite with a walk-in shower, stand-alone soaker tub, a spacious walk-in closet. Step out onto your private balcony to enjoy the sun and quiet surroundingsâ€”an ideal spot for morning coffee or evening unwinding. Two additional well-appointed bedrooms and a three-piece bathroom provide comfort and flexibility for family or guests. Laundry is conveniently located on this level, adding ease to daily living.

The sunny south-facing backyard is perfect for relaxing or entertaining, with low-maintenance landscaping and a private, serene atmosphere.

This home combines modern elegance, premium upgrades, and a location that simply canâ€™t be beat. Additional updates include a new asphalt roof (2024), new water softener, humidifier and new ductless A/C (2025).

Built in 2007

Essential Information

MLS® #	A2225649
Price	\$1,099,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,040
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1705 48 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2T2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Alley Access
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Central Vacuum, Sump Pump(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Humidifier, Tankless Water Heater
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office RE/MAX First

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