

\$899,900 - 2045 48 Avenue Sw, Calgary

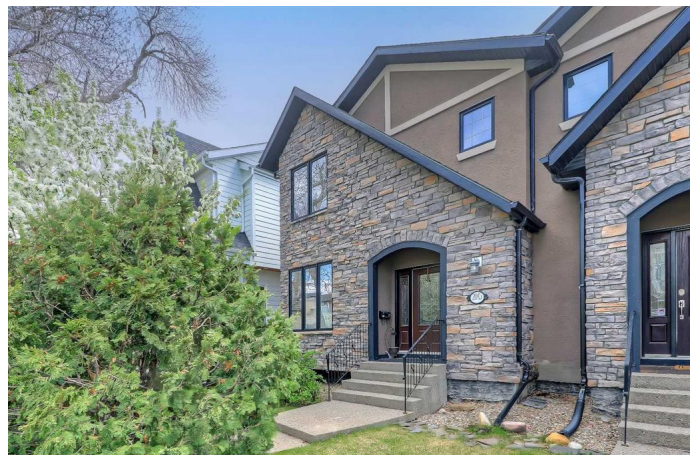
MLS® #A2221968

\$899,900

5 Bedroom, 4.00 Bathroom, 1,896 sqft
Residential on 0.07 Acres

Altadore, Calgary, Alberta

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 façade, 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 rich 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 induction 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 a raised deck and green space. Plus, the insulated double detached garage rounds out this exceptional property. The location is unbeatableâ€”walkable to parks, schools, shops, and more. A rare opportunity to live on one of Altadoreâ€™s premier streets! Schedule your private showing today!

Built in 2008

Essential Information

MLS® #	A2221968
Price	\$899,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,896
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2045 48 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2T 2T6

Amenities

Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Double Vanity, Granite Counters, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Double Oven
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Double Sided, Gas, Living Room, Outside
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Front Yard, Landscaped
Roof Asphalt Shingle
Construction Stone, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 20th, 2025
Days on Market 5
Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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