

# \$939,500 - 2043 49 Avenue Sw, Calgary

MLS® #A2199973

**\$939,500**

4 Bedroom, 4.00 Bathroom, 1,686 sqft  
Residential on 0.08 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SUNDAY MARCH 16 2-4.

Exceptional Value in Altadore – Upgraded & Move-In Ready! Nestled on one of Altadore’s most picturesque tree-lined streets, this immaculate DETACHED home offers an unbeatable combination of space, style, and location. Sitting on an oversized 26’ x 138’ lot—a rare find in this sought-after inner-city community—this residence boasts over 2,400 sq. ft. of total living space, 4 bedrooms, and 3.5 baths. Step inside to a beautifully designed open-concept layout featuring hardwood flooring and flat-painted ceilings throughout. The chef-inspired kitchen is a dream, complete with a spacious island, granite countertops, butler’s pantry, stainless steel appliances, and gas stove. The front formal dining room is perfect for entertaining, while the inviting great room—anchored by a cozy gas fireplace—seamlessly connects to the lush backyard. Upstairs, two skylights flood the space with natural light. The primary suite impresses with vaulted ceilings, a Juliet balcony, a generous walk-in closet, and a spa-like ensuite featuring a soaker tub and standalone shower. Two additional bedrooms share a bright, well-appointed bathroom. The convenient upper-level laundry room includes a brand-new washer and dryer (2024). The professionally developed basement offers a spacious rec room with a gas fireplace, a fourth bedroom, a full bathroom, and plenty of storage. Outside, the beautifully landscaped



backyard is a gardenerâ€™s paradise, filled with perennial flowers and mature trees. The oversized deck was recently replaced, and the double garage is insulated and drywalled. Recent updates include a new roof, hot water tank, dishwasher, microwave, and exterior re-stuccoing with an EIFS systemâ€”improving energy efficiency and making the home woodpecker-proof. Located just minutes from top-rated private, public, and separate schools, as well as tennis courts, golf courses, running tracks, and bike paths, this home offers the ultimate inner-city lifestyle.

Built in 2003

### **Essential Information**

MLS® #	A2199973
Price	\$939,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,686
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

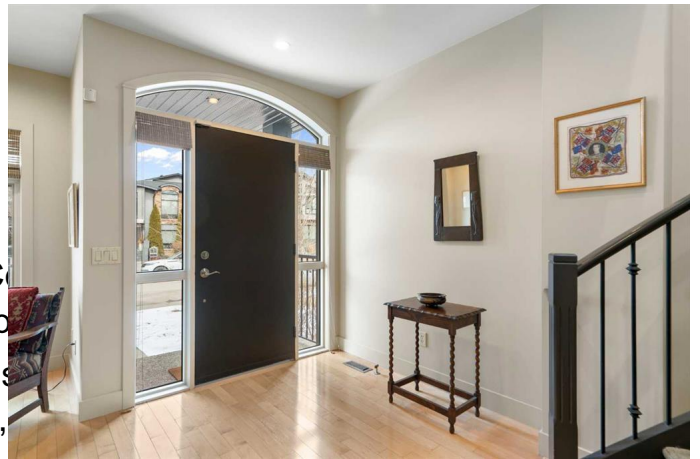
Address	2043 49 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2V5

### **Amenities**

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Built-in Features, Granite C  
Smoking Home, Open Floorp  
Appliances Central Air Conditioner, Dis  
Stove, Microwave Hood Fan,  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Family Room, Gas, Basement  
Has Basement Yes  
Basement Finished, Full



### Exterior

Exterior Features Balcony, Private Yard  
Lot Description Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 7th, 2025  
Days on Market 7  
Zoning R-C2

### Listing Details

Listing Office Real Estate Professionals Inc.

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