

# \$2,295,000 - 2010 48 Avenue Sw, Calgary

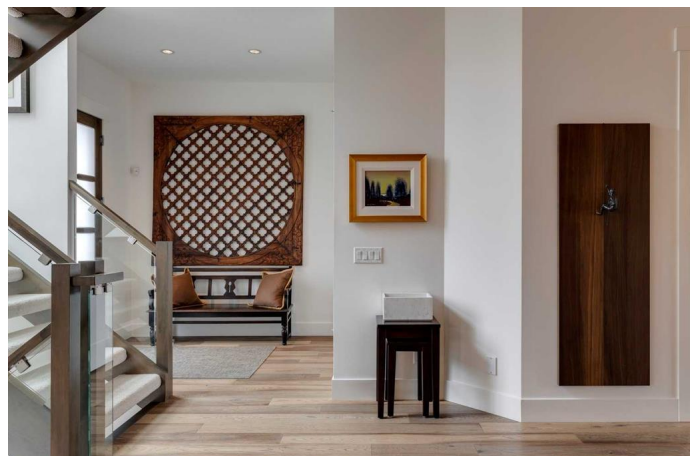
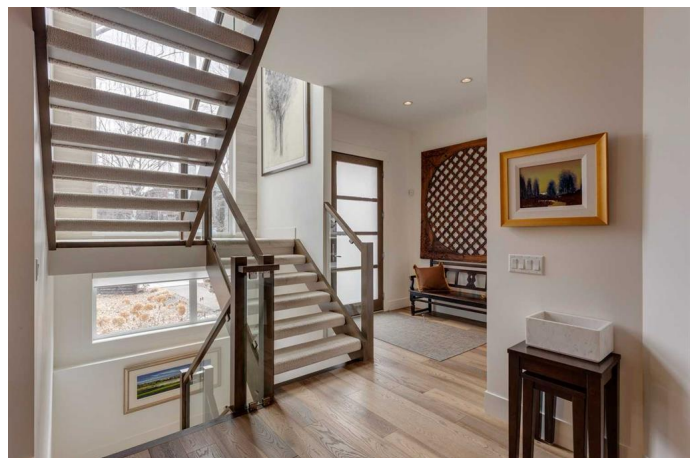
MLS® #A2204294

## \$2,295,000

4 Bedroom, 4.00 Bathroom, 2,629 sqft  
Residential on 0.11 Acres

Altadore, Calgary, Alberta

\*OPEN HOUSE SAT. APRIL 12th. 2:00 p.m.-  
3:30 p.m.\* UTTERLY EXQUISITE 3+1  
Bedroom Home perfectly situated in  
sought-after Altadore. Set on a wide lot of  
37.45 Ft, this stunning residence blends a  
masterful layout with exceptional quality  
development. Sophistication, warmth &  
comfort are evidenced throughout making it  
ideally suited to family living as well as for  
entertaining. Open Concept main floor  
showcases 10 Ft. Ceilings, which are Flat  
Painted (vs knock down) & Wide Plank Oak  
Driftwood Hardwood Floors. Heart of the  
Home is the expansive Kitchen showcasing a  
11 Ft. Quartz Waterfall Island, Custom  
Cabinetry by Denca & a Full Height Marble  
Backsplash. Gorgeous Great Room embodies  
relaxed elegance with its Coffered Oak  
driftwood backset Ceiling + Modern Fireplace  
featuring Ceiling Height Marble. Transition to  
outdoor space is seamless via the Wall To  
Wall Windows & Patio door. Inviting Den,  
Generous sized Mudroom + Polished Powder  
room complete this level. Magnificent Open  
Riser Stair Way with Marble Feature Wall  
welcomes you upstairs. Here one is presented  
also with Solid Core Doors & Wide Plank Oak  
Floors + Ceilings of 9 ft. Outstanding Primary  
Bedroom Retreat presents an oasis with its  
soothing paneled walls, superb Ensuite +  
tailored Dressing Room. Both secondary  
Bedrooms are Large & incorporate substantial  
Walk-In Closets. Lovely Laundry room  
conveniently located here with oodles of



custom cabinetry storage. Loads more Living in the Lower Level with its Dual Zoned In-Floor Heating throughout the Guest room, Full Bath, Games/Rec area with Home Theatre + Wet Bar. Professionally landscaped yard, Irrigation System + tiered composite deck in back with Fire-bowl offer a no maintenance oasis for your outdoor enjoyment. Exceptional 3 CAR HEATED GARAGE with Epoxy Flooring + Custom Storage / Wall Board. This and the paved lane is a car lover's dream! Of note is the plethora of Built In Custom Storage, Control 4 System, Built In speakers, Central A/C & In Floor Heating in All Full Baths. This dazzling dwelling is walkable to schools, parks, off leash park, + shops/restaurants of Marda Loop. Don't hesitate. Call to view this today!

Built in 2015

### Essential Information

MLS® #	A2204294
Price	\$2,295,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,629
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2010 48 Avenue Sw
Subdivision	Altadore

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2T5

### **Amenities**

Parking Spaces	3
Parking	Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached, Alley Access
# of Garages	3

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Marble
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	14
Zoning	R-CG

### **Listing Details**

Listing Office

RE/MAX Realty Professionals

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