

# \$2,195,000 - 2010 48 Avenue Sw, Calgary

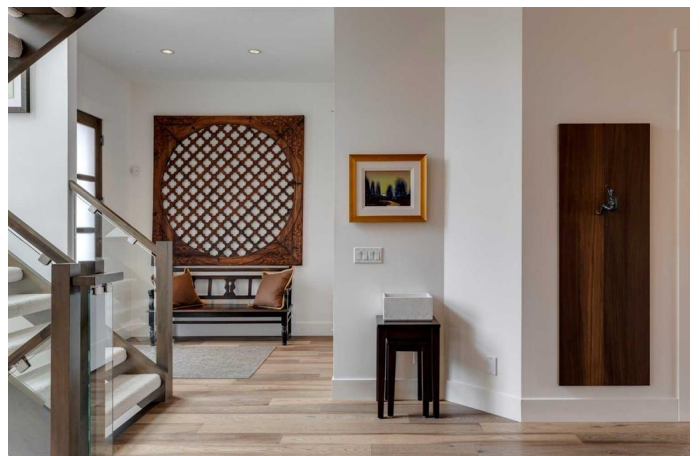
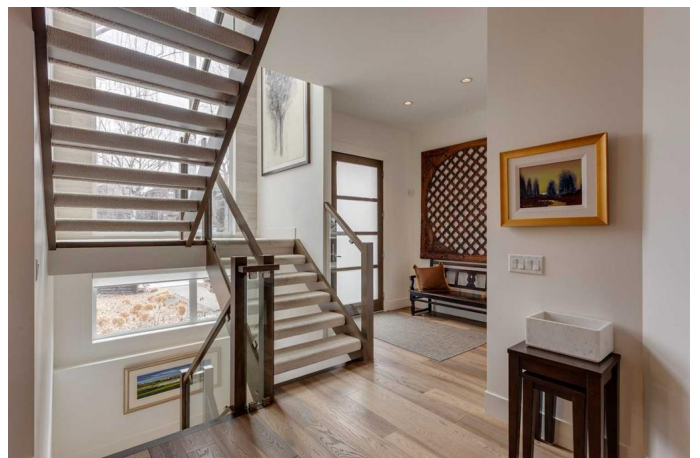
MLS® #A2204294

**\$2,195,000**

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

Altadore, Calgary, Alberta

UTTERLY EXQUISITE 3+1 Bedroom Home perfectly situated in sought-after Altadore. Commanding curb appeal set on a wide lot of 37.45 Ft. Frontage, 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	\$2,195,000
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	Alley Access, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bar, 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, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
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	21
Zoning	R-CG

### **Listing Details**

Listing Office

RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.