

**1612 49 Avenue SW**  
**Calgary, Alberta**

**MLS # A2336283**



**\$2,499,900**

|                  |                                                               |               |                  |
|------------------|---------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Altadore                                                      |               |                  |
| <b>Type:</b>     | Residential/House                                             |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                            |               |                  |
| <b>Size:</b>     | 3,188 sq.ft.                                                  | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 5                                                             | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                                        |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                     |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Street Lighting |               |                  |

|                    |                                                                                                                                                                                                                               |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                                                                                                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile                                                                                                                                                                                                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                                                                                                                                                                                                    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |                   |      |
| <b>Inclusions:</b> | None                                                                                                                                                                                                                          |                   |      |

Welcome to this masterfully designed detached home in Altadore, ideally positioned on a quiet cul-de-sac. Offering three finished levels above grade plus a fully developed basement, this exceptional residence combines thoughtful design, elevated finishes, and custom details throughout. The bright front dining room flows seamlessly into a gourmet kitchen equipped with premium JennAir appliances and a large quartz island with exceptional hidden storage. An inviting living room provides the perfect space for everyday living and entertaining, while the functional mudroom features custom built-ins and a dedicated pet spa. The second level offers two spacious secondary bedrooms sharing a beautifully appointed full bathroom, along with a charming nook with built-in storage. The luxurious primary retreat serves as a private sanctuary, complete with vaulted ceilings, a Juliette balcony, dual-sided fireplace, and custom walk-in closet. The spa-inspired ensuite features a deep soaker tub, walk-in shower with built-in bench, undermount lighting, and in-floor heating. The third floor offers a private loft retreat with an additional bedroom, dedicated ensuite, and access to a personal balcony. The fully developed lower level is designed for relaxation and entertaining, featuring a gorgeous wet bar, built-in media centre, spacious recreation area, dedicated home office, and cozy in-floor heating. Outside, the property is complete with a private backyard and double detached garage. Set within one of Altadore's quiet residential pockets, this home offers a rare combination of privacy, sophisticated design, and convenient access to parks, schools, Marda Loop, restaurants, and everyday amenities.