

# \$2,395,000 - 1747 48 Avenue Sw, Calgary

MLS® #A2184606

**\$2,395,000**

4 Bedroom, 5.00 Bathroom, 3,119 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

Welcome to a modern architectural gem in Calgary's prestigious Altadore! Built by Alliance Custom Homes, this residence is a masterclass in contemporary design, blending natural materials, bold geometric lines, and functional luxury. Located on one of Altadore's most sought-after streets, this home stands as a statement of sophistication, surrounded by equally stunning infills that elevate the neighbourhood's already prestigious reputation. The exterior is an exquisite blend of stone, wood accents, and expansive black-framed windows, creating a striking first impression. Inside, the open-concept main floor is designed to impress, offering soaring ceilings and an abundance of natural light. The kitchen is a chef's dream, featuring a sleek quartz waterfall island, high-end built-in appliances, a gas cooktop, and custom cabinetry. The butler's pantry with additional storage and counter space enhances both practicality and style, perfect for hosting or meal prep. The adjacent dining area flows seamlessly with the kitchen, creating an inviting and upscale space for family dinners or holiday events. The rear living room hosts a stunning gas fireplace that serves as the centrepiece, surrounded by tall windows for a lovely framing effect. The home's design thoughtfully incorporates indoor-outdoor living, with sliding doors leading to a landscaped backyard and a concrete patio space. A mudroom with built-in storage and bench seating provides everyday



## Mood Board Concept



INTERIOR CONCEPT | 1747 48 AVENUE SW



convenience, while a designer powder room rounds out the main floor. On the second level, the primary suite is nothing short of a personal oasis. The spa-inspired ensuite features a freestanding soaker tub, a glass-enclosed rain shower, and dual vanities with quartz countertops. A two-way gas fireplace adds a touch of luxury, connecting the ensuite to the spacious primary bedroom, which includes a custom walk-in closet with cheater access to the spacious laundry room. Two additional bedrooms on this level each share a Jack-and-Jill bathroom with modern finishes. The third level is a showstopper, offering a unique layout with a bright and spacious entertainment area, a built-in wet bar, and access to a private rooftop balcony with dura decking, perfect for enjoying Calgary's summer evenings. A dedicated office space on this level adds functionality, ideal for remote work or study. The fully developed basement provides additional living space, with a large rec room, a custom wet bar, and a dedicated home gym. A fourth bedroom with a walk-in closet and full bathroom ensures comfort and privacy for guests or extended family. This home is a perfect match for Altadore's lifestyle, offering proximity to the city's best amenities. From top-rated schools to boutique shopping, trendy cafes, and the stunning natural beauty of River Park, everything you need is just minutes away. This house is more than a home—it's a modern sanctuary that combines innovative design, luxurious finishes, and an unbeatable location.

Built in 2025

**Essential Information**

MLS® #	A2184606
Price	\$2,395,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,119
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	1747 48 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2T2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 9th, 2025
Days on Market	157
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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