

\$1,064,000 - 1705 48 Avenue Sw, Calgary

MLS® #A2225649

\$1,064,000

3 Bedroom, 4.00 Bathroom, 2,040 sqft
Residential on 0.07 Acres

Altadore, Calgary, Alberta

Welcome to this stunning semi-detached home in Altadore, perfectly situated on a quiet, tree-lined street in one of Calgary's most sought-after inner-city communities. Just steps to River Park, Sandy Beach, the Elbow River pathway system, and an expansive off-leash dog park. This location offers the ultimate blend of tranquillity and convenience. You're also within walking distance to Glenmore Athletic Park, Stu Peppard Arena, top-rated schools, and all the shops and restaurants of vibrant Marda Loop.

Inside, this beautifully maintained home is filled with warmth and light, beginning with the refinished Brazilian cherry hardwood floors and an inviting living room centred around a cozy gas fireplace. Leading into the chef-inspired kitchen, featuring a gas range, new dishwasher, maintenance-free granite countertops, and a large island—perfect for both everyday living and entertaining. The layout is open and elegant with a designated dining area and second living space, highlighted by a dramatic two-storey window that floods the space with natural light and carries brightness down into the fully developed basement with soaring 10 ft ceilings, large recreation room, and a full three-piece bathroom.

As you ascend the staircase, you'll be greeted by a beautiful skylight that fills the upper floor with even more natural light, enhancing the home's bright and airy atmosphere. The



luxurious primary suite offers a private retreat, featuring a spa-like ensuite with a walk-in shower, stand-alone soaker tub, a spacious walk-in closet. Step out onto your private balcony to enjoy the sun and quiet surroundingsâ€”an ideal spot for morning coffee or evening unwinding. Two additional well-appointed bedrooms and a three-piece bathroom provide comfort and flexibility for family or guests. Laundry is conveniently located on this level, adding ease to daily living.

The sunny south-facing backyard is perfect for relaxing or entertaining, with low-maintenance landscaping and a private, serene atmosphere.

This home combines modern elegance, premium upgrades, and a location that simply canâ€™t be beat. Additional updates include a new asphalt roof (2024), new water softener, humidifier and new ductless A/C (2025).

Built in 2007

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2225649 |
| Price | \$1,064,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,040 |
| Acres | 0.07 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1705 48 Avenue Sw |
| Subdivision | Altadore |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 2T2 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Garage Door Opener |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings |
| Heating | High Efficiency, Forced Air, Natural Gas |
| Cooling | Other |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description | Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 31st, 2025 |
| Days on Market | 12 |
| Zoning | R-CG |

Listing Details

Listing Office RE/MAX First

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