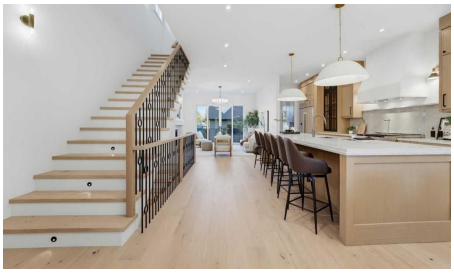
1612 49 Avenue SW

Calgary | Active | MLS® A2336283

$2,449,000









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2026**	**3,187.5 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

** Open House: Friday, November 20th 3-6pm ** 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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336283
Bedrooms	5
Bathrooms	5
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	3,187.5 sq. ft.
Main Level Finished Area:	1,216.5 sq. ft.
Below Grade Finished Area:	981.1 sq. ft.
Acreage:	No
Lot Area:	3,778 sq. ft.
Lot Frontage:	33' 1/8 "
Front Exposure:	South
Levels:	Three Or More
Total Rooms Above Grade:	9
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	2511125
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Altadore
Appliances:	Built-In Oven, Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Entrance · 7'9" × 6'8" ·
Main Floor	Dining Room · 16'7" × 11'11" ·
Main Floor	Den · 12'11" × 11' ·
Main Floor	Kitchen With Eating Area · 24'7" × 16'6" ·
Main Floor	Living Room · 17'10" × 13'10" ·
Main Floor	Mud Room · 8'10" × 6'5" ·
2nd Floor	Bedroom - Primary · 18' × 12'11" ·
2nd Floor	Walk-In Closet · 11' × 8'11" ·
2nd Floor	Laundry · 9' × 7'10" ·

2nd Floor	Bedroom · 11'11" × 10'11" ·
2nd Floor	Walk-In Closet · 5'4" × 4'6" ·
2nd Floor	Bedroom · 12'11" × 11'11" ·
2nd Floor	Walk-In Closet · 5'4" × 5'4" ·
3rd Floor	Bonus Room · 14'11" × 11'2" ·
3rd Floor	Balcony · 15'3" × 3'7" ·
3rd Floor	Bedroom · 13'10" × 13' ·
Basement	Game Room · 22'10" × 19'6" ·
Basement	Other · 11'5" × 2'1" ·
Basement	Bedroom · 16'11" × 13'1" ·
Basement	Walk-In Closet · 6'11" × 6'1" ·
Basement	Exercise Room · 9'6" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	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
Exterior Features:	Balcony, Other, Private Yard
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Street Lighting, Cul-De-Sac
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1612-49-avenue-sw-calgary-a2336283/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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