1711 49 Avenue SW

Calgary | Active | MLS® A2309638

$1,999,500



Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**2,332 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to this beautifully crafted new build by Paramount Homes, ideally located in the sought-after community of Altadore. Offering 2,332 sq. ft. of thoughtfully designed living space, this detached home features 4 bedrooms, 3.5 bathrooms. This oversized lot (138ft) is south facing lot with a double detached Garage.

Designed with modern living in mind, the home showcases elevated finishes and functional details throughout. The spacious kitchen is anchored by a large island and complemented by a walk-in pantry, creating an inviting space for everyday living and entertaining. Generous walk-in closets, double vanities, and a wet bar add both style and convenience to the thoughtfully planned interior.

With quality craftsmanship, a spacious layout, and a prime Altadore location, this brand-new Paramount Homes residence offers an exceptional opportunity to enjoy contemporary inner-city living in Calgary.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2309638
Bedrooms	4
Bathrooms	4
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:	2 Storey
Total Living Area:	2,332 sq. ft.
Acreage:	No

Lot Area:	3,468 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	5770AJ
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
Builder:	Paramount Homes
New Constr.:	Yes
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Living Room

Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Altadore
Appliances:	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	na
Restrictions:	None Known
Main Floor	Kitchen · 20' × 12'6" ·
Main Floor	Dining Room · 12' × 10' ·
Main Floor	Family Room · 17' × 16' ·
Upper Level	Laundry · 8'9" × 5'3" ·
Upper Level	Bedroom - Primary · 15' × 12' ·
Upper Level	Bedroom · 10'9" × 9'9" ·
Upper Level	Bedroom · 14' × 12' ·
Basement	Game Room · 15' × 15' ·
Basement	Exercise Room · 13' × 8' ·
Basement	Bedroom · 12'6" × 11' ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Double Vanity, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar
Exterior Features:	Private Yard

Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1711-49-avenue-sw-calgary-a2309638/

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