2183 49 Avenue SW

Calgary | Active | MLS® A2351872

$714,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2021**	**1,454 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Blue Sky

A closer look

Discover the ultimate Altadore lifestyle in this stunning, move-in-ready residence that perfectly balances urban excitement with everyday tranquility. Positioned along a peaceful, tree-lined avenue, this exceptional property welcomes you with a bright, airy main level where wide-plank engineered oak floors stretch beneath large windows, creating a seamless flow between the living, dining, and cooking spaces. At the heart of the home, the designer kitchen stuns with sparkling quartz surfaces, a full-height tile backsplash, custom buffet detailing, and high-end stainless steel appliances tailored for effortless entertaining. Upstairs, three well-proportioned bedrooms provide comfortable retreats accompanied by a practical upper-level laundry area, anchored by a luxurious primary suite complete with a custom walk-in wardrobe and a spa-inspired five-piece ensuite featuring soothing in-floor heating, dual vanities, and an expansive glass shower.

The fully finished lower level expands your living options significantly, offering a sprawling recreation room equipped with a stylish wet bar, alongside a fourth bedroom featuring a walk-in closet and another full bathroom, making it an incredible space for hosting visitors or setting up a private home office. Outside, your private, fully fenced rear patio creates a secure outdoor oasis for relaxation or play, complemented by the everyday ease of a detached single garage.

Beyond your doorstep, the vibrant neighborhood energy awaits just a short stroll away; you are only four blocks from the local dog park, close to a thriving community garden, and minutes from the bustling cafes, shops, and restaurants of Marda Loop. Offering an incredible combination of modern luxury, neighborhood charm, and unbeatable inner-city convenience, this turnkey home delivers everything you have been searching for.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351872
Bedrooms	4
Bathrooms	4
Year Built	2021
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,454 sq. ft.
Main Level Finished Area:	713 sq. ft.
Condo Fee:	$400.00
Condo Fee Includes:	Insurance, Reserve Fund Contributions
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2021 (Age: 5)
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:	1
Plan:	2210497
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Composite Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Garage Faces Rear, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Hall, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Altadore
Amenities:	None
Appliances:	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	none
Restrictions:	None Known
Pets Allowed:	Cats OK, Dogs OK, Yes
Main Floor	Living Room · 13'6" × 10'8" ·
Main Floor	Kitchen · 15'6" × 12'9" ·
Main Floor	Dining Room · 13'6" × 10'8" ·
2nd Floor	Bedroom - Primary · 13'3" × 11'2" ·
2nd Floor	Bedroom · 12'10" × 9'6" ·
2nd Floor	Bedroom · 12'10" × 9'11" ·

Basement	Bedroom · 13' × 10'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s), Wet Bar
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	See Remarks
Lot Features:	Back Lane, Back Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2183-49-avenue-sw-calgary-a2351872/

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