

1604 48 Avenue SW  
Calgary, Alberta

MLS # A2284111

\$3,000,000

|           |                                                                            |        |                  |
|-----------|----------------------------------------------------------------------------|--------|------------------|
| Division: | Altadore                                                                   |        |                  |
| Type:     | Residential/House                                                          |        |                  |
| Style:    | 2 Storey                                                                   |        |                  |
| Size:     | 3,339 sq.ft.                                                               | Age:   | 2020 (6 yrs old) |
| Beds:     | 5                                                                          | Baths: | 4 full / 1 half  |
| Garage:   | Parking Pad, Triple Garage Detached                                        |        |                  |
| Lot Size: | 0.16 Acre                                                                  |        |                  |
| Lot Feat: | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Landscaped |        |                  |

|             |                                                                                                                                                                                                       |            |      |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Boiler, High Efficiency, In Floor, Forced Air, Radiant                                                                                                                                                | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                                                                                | Sewer:     | -    |
| Roof:       | Asphalt Shingle, Metal                                                                                                                                                                                | Condo Fee: | -    |
| Basement:   | Full                                                                                                                                                                                                  | LLD:       | -    |
| Exterior:   | Stone, Stucco                                                                                                                                                                                         | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                                                                                                       | Utilities: | -    |
| Features:   | Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s) |            |      |
| Inclusions: | NA                                                                                                                                                                                                    |            |      |

Set on one of Altadore's most coveted tree-lined streets, this exceptional 3,339 sq. ft. residence sits on a rare 60' x 120' corner lot with a playground literally in the backyard and Sandy Beach, river pathways, and off-leash dog parks just steps away. Designed for both everyday living and entertaining, the home offers a timeless centre-hall floor plan with refined, functional spaces throughout. The main level features a professional-grade kitchen with walk-in pantry, a welcoming living room, formal dining area, private den, and seamless indoor-outdoor flow—ideal for hosting at any scale. Upstairs, you'll find four bedrooms, including a spacious primary retreat with a spa-inspired ensuite and an impressive walk-in closet—perfectly positioned for privacy and comfort. Sliding patio doors open to a covered outdoor living area complete with built-in BBQ station and radiant heaters, overlooking an additional uncovered patio with a built-in fireplace—an entertainer's dream year-round. The over-height triple car garage (12' ceilings) easily accommodates three car lifts, and the corner-lot driveway provides the perfect setup for kids' hockey games or basketball. The fully developed basement adds even more versatility with a large recreation room, built-in wet bar, wine room, exercise room, bedroom, bathroom, and ample storage. Built by inner-city specialist Calista Homes, this is a rare opportunity to own a thoughtfully designed, family-friendly home on one of Altadore's best streets—where lifestyle, location, and craftsmanship come together effortlessly.