

# \$3,475,000 - 1615 49 Avenue Sw, Calgary

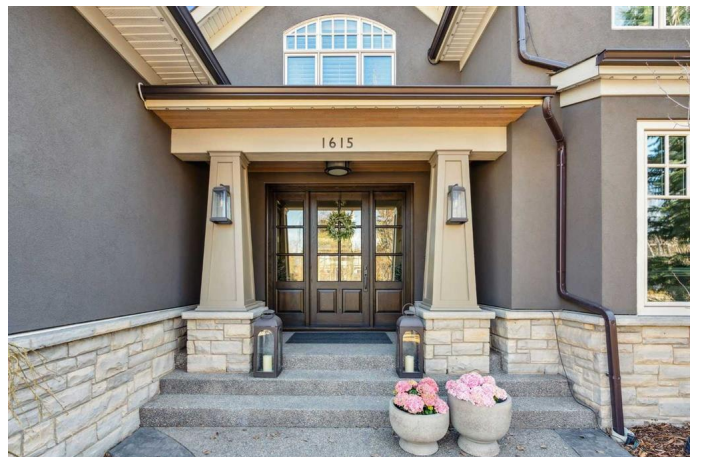
MLS® #A2214427

**\$3,475,000**

5 Bedroom, 4.00 Bathroom, 3,411 sqft  
Residential on 0.17 Acres

Altadore, Calgary, Alberta

This exclusive offering within the sought after community of Altadore distinguishes itself by its coveted location: the only cul-de-sac in the community. Built by Mission Homes, architectural firm McDowell & Associates Inc. and interiors by James McIntyre Interior Design. This property redefines upscale living with its seamless blend of high-design, sophisticated finishes, and an enviable south-facing backyard. From the moment you enter, the home's meticulous attention to detail is evident. The grand foyer leads to expansive living spaces, designed for both elegant entertaining and comfortable family living. High-end finishes are found throughout, showcasing the finest craftsmanship and materials. The gourmet kitchen is a chef's dream, featuring professional-grade appliances, custom cabinetry, and a large center island. Large windows bathe the space in natural light and offer views of the private outdoor oasis. The upper level features three bedrooms, all with walk-in closets, the primary ensuite epitomizes pure luxury. Further enhancing this level are a distinguished library/office, ideally positioned for tranquility and elegance, a versatile den/music room, and a substantial laundry room. Boasting the same high-end finishes as the rest of the home, the lower level provides two additional bedrooms, (total of 5 bedrooms) a full bath, a gym, and a large recreation/games room with sleek wet bar. This residence is an unparalleled opportunity to have a home with exemplary



design, top-tier construction, and situated on the community's most desirable street within a prime city location.

Built in 2011

### **Essential Information**

MLS® #	A2214427
Price	\$3,475,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,411
Acres	0.17
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1615 49 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2T8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Bookcases, Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer, Window Coverings, Wine

	Refrigerator, Built-In Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 26th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.