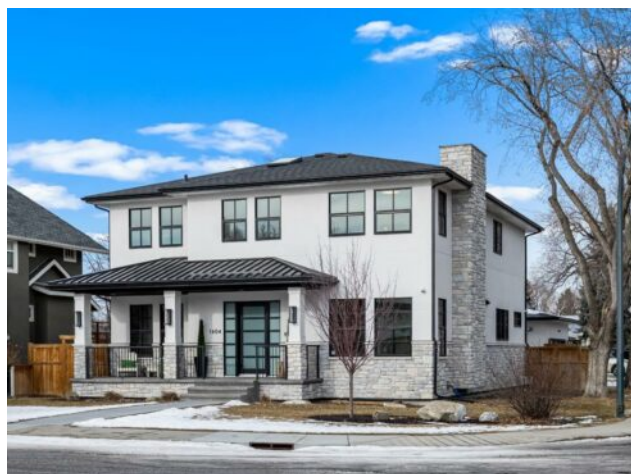


1604 48 Avenue SW  
 Calgary, Alberta

MLS # A2284111



# \$3,000,000

|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Altadore                                                                   |               |                  |
| <b>Type:</b>     | Residential/House                                                          |               |                  |
| <b>Style:</b>    | 2 Storey                                                                   |               |                  |
| <b>Size:</b>     | 3,339 sq.ft.                                                               | <b>Age:</b>   | 2020 (6 yrs old) |
| <b>Beds:</b>     | 5                                                                          | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Parking Pad, Triple Garage Detached                                        |               |                  |
| <b>Lot Size:</b> | 0.16 Acre                                                                  |               |                  |
| <b>Lot Feat:</b> | 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.