



\$ 1,049,900.00

## 2024 49 AVENUE SW CALGARY

<https://paulbrinton.com>

**\*\*Open House: Saturday Dec 4 and Sunday Dec 5 from 1-4PM\*\*** Luxury home by prominent inner-city builder Chandan Homes ready for immediate possession - both sides available! (Click on Virtual Tour house icon on top left to view video.) One of the most desirable addresses in Altadore with a coveted...

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1153350

**Type:** Semi Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-30 17:54:14

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/19/21

**Two Piece Bath:** 1

**Lot size:** 3064 sq ft

**Year built:** 2021

**Parking:** Double Garage Detached, Garage Door Opener

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas,Living Room,Tile

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Back Lane,Back Yard,Rectangular Lot

**Total Parking:** 2

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Community Features:** Golf,Park,Schools Nearby,Playground,Pool,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Wet Bar

**Roof Type:** Asphalt Shingle



**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Brick,Stucco

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Gas  
Cooktop,Microwave,Oven-Built-In,Range  
Hood,Refrigerator

**Subdivision Name:** Altadore

**Lot Size Acres:** 0.07

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 579.94

**Photo Count:** 46

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 7.63M 25`0"

**Living Area SF:** 1810.35

**Structure Type:** Duplex

**Restrictions:** None Known

