

\$899,900 - 2045 48 Avenue Sw, Calgary

MLS® #A2254205

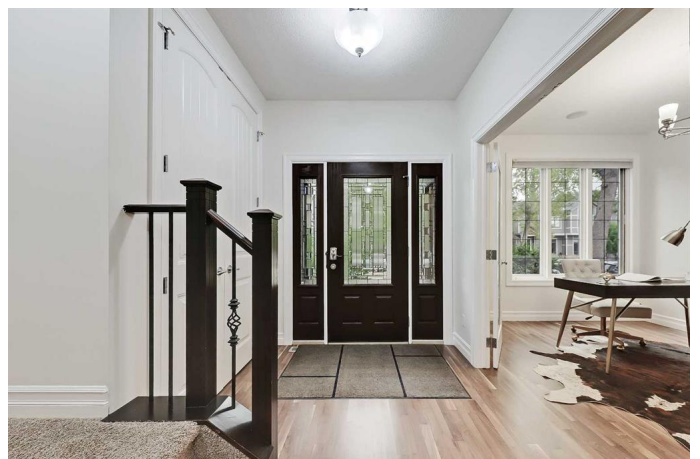
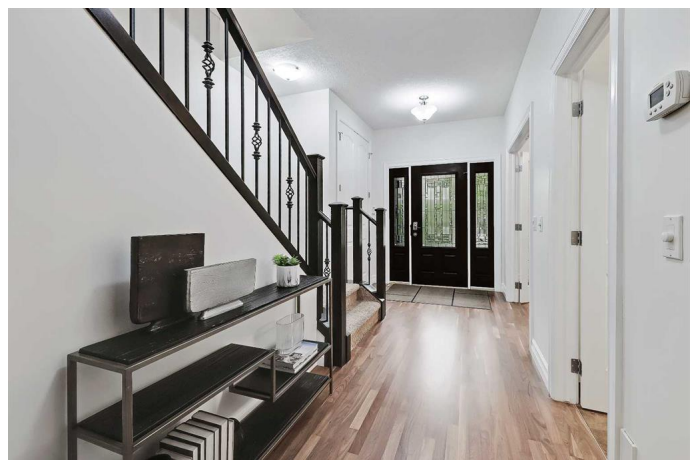
\$899,900

5 Bedroom, 4.00 Bathroom, 1,896 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS! Nestled on one of Altadore's most sought-after, tree-lined streets is this beautifully maintained and well-built semi-detached infill boasting timeless design with modern functionality. Featuring a classic stone façade, a newer roof (2023), and central A/C, this home offers exceptional curb appeal and year-round comfort—all just steps from River Park, top-rated schools, Marda Loop shopping, and quick transit to downtown or MRU. The main floor welcomes you with 9-ft ceilings and NEWLY REFINISHED hardwood flooring throughout. A spacious front flex room with French glass doors and ceiling speakers is perfect as a home office or formal dining area. The upgraded kitchen boasts full-height cabinetry, granite countertops, stainless steel appliances (including double wall ovens, warming drawer, and electric cooktop), and a massive walk-in pantry. A large island with bar seating flows into a generous dining nook and living room with ceiling speakers and an indoor/outdoor gas fireplace wall. Upstairs, vaulted ceilings create a sense of space across three bedrooms and two full bathrooms. The primary suite features a huge wall closet, a ceiling fan, a spa-like ensuite with granite counters, a skylit soaker tub, double sinks, and a separate shower area. The two additional bedrooms are spacious with great closet space—one includes a nook perfect for a desk or as a



reading space. A large 4-piece main bath and well-sized laundry room complete the upper level. The fully developed basement is roughed-in for in-floor heat, with a fourth bedroom, full bathroom with granite vanity and oversized tiled shower, and a large enclosed flex room wired for surround sound and a projector - ideal for a home theatre, gym, or fifth bedroom. Outside, enjoy a sunny, South-facing backyard with green space and a raised deck with fireplace. Plus, the insulated double detached garage rounds out this exceptional property. The location is unbeatable—walkable to parks, schools, shops, and more. A rare opportunity to live on one of Altadore's premier streets! Schedule your private showing today!

Built in 2008

Essential Information

MLS® #	A2254205
Price	\$899,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,896
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2045 48 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2T 2T6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Double Sided, Outside
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.