

# \$1,599,900 - 1904 48 Avenue Sw, Calgary

MLS® #A2234185

**\$1,599,900**

4 Bedroom, 4.00 Bathroom, 1,967 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Luxury pre-sale opportunity on one of Altadore's most sought-after streets! Right side is sold, last unit remaining. This is your chance to own a brand-new home with the ability to personalize some finishes to your taste. Built by Jerry Homes, and thoughtfully designed with a unique and functional floor plan, this home features a spacious foyer, soaring 10-foot ceilings on the main level, a dining area with custom wood paneling, and a stunning kitchen with a massive 12-foot island and high end built-in appliances, gold accents, and quartz countertops with under-cabinet lighting. The home showcases exceptional craftsmanship including a great room with a custom multi-tier gas fireplace and a mudroom with lots of storage. Upstairs, 9-foot ceilings frame a lavish primary suite with a 5-piece spa-inspired ensuite featuring in-floor heating, a steam shower, and two large walk-in closets, along with two additional bedrooms, a 3-piece bath, and a full laundry room. The fully developed basement offers in-floor heat rough-in, a spacious rec room, wet bar, fourth bedroom, 3-piece bath, and a flexible office or gym space. Additional features include A/C rough-in, built-in ceiling speakers, an alarm system, exterior 360° camera rough-ins, and options for further upgrades. Ideally located near top schools, parks, and the trendy shops and restaurants of Marda Loop, this home offers quiet luxury with unbeatable convenience. Please note that the photos are examples of previous work. Some features



shown have been upgraded and can be included in this build at an additional cost, Call today to view this property!

Built in 2025

**Essential Information**

MLS® #	A2234185
Price	\$1,599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,967
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1904 48 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2T3

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer

Heating	Forced Air, In Floor Roughed-In
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	June 24th, 2025
Days on Market	17
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bravo Realty
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