

\$859,000 - 2110 49 Avenue Sw, Calgary

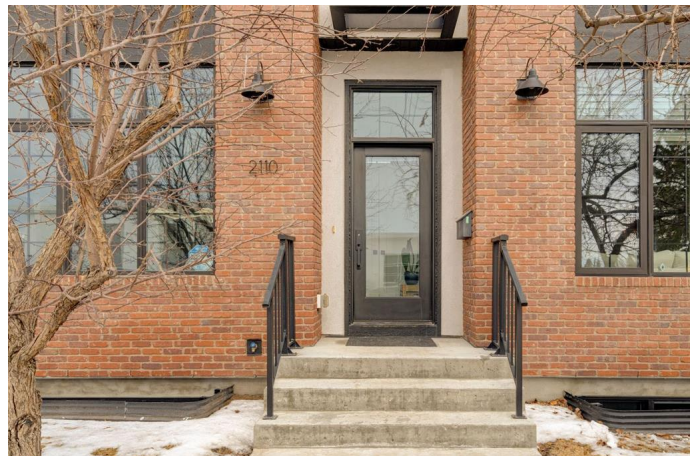
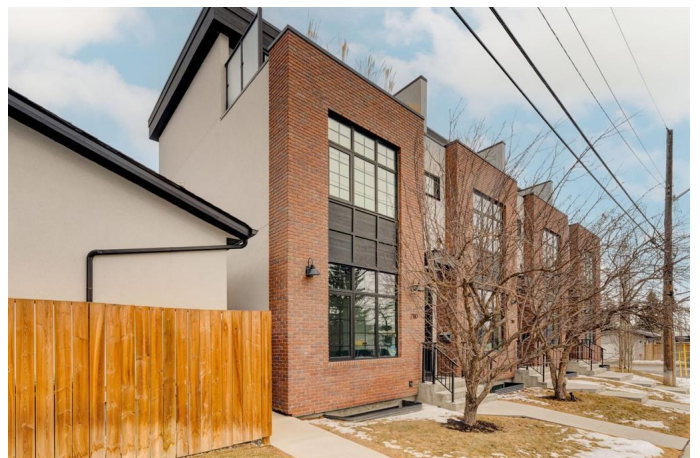
MLS® #A2196530

\$859,000

3 Bedroom, 4.00 Bathroom, 1,663 sqft
Residential on 0.00 Acres

Altadore, Calgary, Alberta

Welcome to 2110 49 Avenue SW, the stunning New-York Style brownstone is set in the vibrant community of Altadore. This meticulously designed 3 bedroom 3.5 bath townhouse showcases a timeless facade with warm brick tones, large windows, evoke both charm and elegance. As you step inside, you will discover an expansive open-concept layout that seamlessly connects the living, dining and kitchen areas. 10-foot ceilings and the large windows flood the space with natural light, creating an airy and inviting atmosphere. The living room is the heart of the home with its beautiful marble fireplace, and the chef's kitchen featuring white quartz countertops and classic cabinetry create a perfect space for entertaining guests. Upstairs on the second level, the primary bedroom is a cozy retreat complete with a walk in closet and elegant ensuite featuring an oversized tiled shower and double vanity. The secondary bedroom is also found on the second level, where a 4pc bathroom is just steps away. The third floor features a flex space which is perfect for an office, media room or workout space. The large sliding panel doors out to the private rooftop patio, provide beautiful south facing views and a perfect place to watch sunsets. The third bedroom is located in the finished basement, as well as one more 4pc Bathroom. The basement is perfect for guests, as well as families who want to settle in for a movie night. This beautiful townhome is just steps away from the incredible dining/shops of



Marda Loop, many parks including Sandy Beach and highly ranked schools. Reach out today to view!

Built in 2019

Essential Information

MLS® #	A2196530
Price	\$859,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,663
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	2110 49 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2V6

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Freezer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2025
Days on Market	20
Zoning	RC-G

Listing Details

Listing Office	eXp Realty
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