

**2037 50 Avenue SW**  
**Calgary, Alberta**

**MLS # A2319470**



**\$609,900**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,035 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home		

**Inclusions:** Basement Fridge, Garage Door Opener w/1 Control

Located a block from the Glenmore Athletic Park and incoming multi-million dollar Glenmore Twin Arenas, as well as River Park Off Leash dog park, Ken King Pickleball courts, and Sandy Beach. Newer vinyl plank throughout this home, and tile in the bathrooms. Living room has an abundance of natural light from the good sized window. Bar feature in the dining room. 8 month old dishwasher in the kitchen. Good sized window over the kitchen sink. Tidy garbage cupboard. Massive pantry with wire shelving. 3 Bedrooms upstairs. Side door from the yard leading you downstairs to this extensive rec room. L Shaped bedroom has ample space and a good sized window. Good sized laundry room, with convenient cabinets. Private, fenced, south facing back yard with a good sized deck. Alley access from the yard, plus a double detached garage. Feel secure, knowing the roof membrane was replaced five years ago and will last for years to come!