

1904 50 Avenue SW
Calgary, Alberta

MLS # A2350003

\$1,249,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,870 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Enclosed, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape, Street		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Hot Tub, Hot Tub rough in, Garage Heater, Bbq Gas line on rear deck, Steam Shower rough in, Gas fireplace in rear yard, speakers: Patio, Kitchen and Primary bedroom.

Perfectly positioned directly across from Glenmore Athletic Park, this beautifully updated three-storey residence offers an exceptional combination of location, architectural character and sophisticated inner-city living. With beautiful park views from all three above-grade levels, nearly 3,900 sq.ft. of total developed living space and 3 +2 bed's, this distinctive home offers a rare blend of space, comfort and lifestyle in one of Calgary's most desirable inner-city communities., From the moment you enter, dramatic open-to-below architecture, a striking glass staircase and an abundance of natural light create an impressive sense of space. The expansive main floor has been extensively refreshed with beautiful new hardwood flooring, contemporary lighting, fresh paint and updated finishes throughout. A welcoming living room with a striking feature wall flows seamlessly into the elegant dining area and chef-inspired kitchen, creating a sophisticated yet comfortable setting for everyday living and entertaining. The beautifully appointed kitchen features quartz countertops, refinished cabinetry, updated hardware and a premium appliance package, including a Wolf gas range, Sub-Zero refrigerator and Bosch dishwasher. A spacious butler's pantry with a wine refrigerator provides additional storage and functionality, making this space equally suited to busy family life and entertaining. The second level offers two generously sized bedrooms, thoughtfully designed living spaces and a generous bonus room with custom built-in double desks, a wet bar and wine refrigerator. Whether used as a family lounge, homework area or additional entertaining space, this versatile level provides exceptional flexibility. Occupying the entire third floor, the private primary retreat is one of the home's most distinctive features. This spacious sanctuary includes a generous bedroom,

well-appointed ensuite, walk-in closet and dedicated loft /office area. A private south-facing balcony overlooking Glenmore Athletic Park offers beautiful park views and a peaceful setting to enjoy your morning coffee or unwind at the end of the day. The fully developed basement adds valuable additional living space, with flexible areas for recreation, a home theatre, Gym/ Bedroom to accommodate guests along with generous storage. Outside, the extra-deep backyard has been thoughtfully designed for relaxation and entertaining. Featuring a raised deck, pergola, outdoor gas fireplace, hot tub, concrete patio and low-maintenance artificial turf, this inviting outdoor retreat offers multiple spaces to gather and enjoy the outdoors. Additional highlights include an oversized mudroom with custom built-in lockers, a heated detached double garage w/ shed, built-in ceiling speakers in select areas and extensive recent improvements, including new hardwood flooring, carpet, paint, lighting, updated cabinetry and hardware, a fully renovated powder room and new eavestroughs. Close to schools, shopping and more! Book to view today!