

# **\$1,349,988 - 1940 50 Avenue Sw, Calgary**

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MLS® #A2207033

**\$1,349,988**

5 Bedroom, 4.00 Bathroom, 2,000 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

\*\*\*Open House Sunday April 13th

1-3:30pm\*\*\*Welcome home to an exceptional new build by inner city Master Builder Palatial homes Ltd. Located across from green space with south facing front yard in a very desirable community of Altadore.. WALKING DISTANCE to Glenmore aquatic centre, Glenmore athletic park, Tennis dome, the Flames community arenas and many schools. Perfect place to raise family and enjoy a contemporary lifestyle with all amenities and shopping nearby. This home offers a unique blend of modern elegance and functional craftsmanship. Enter this custom designed home through the south facing front door into bright and open main floor layout with 10 ft. ceilings and Gleaming natural oak Herringbone hardwood. Central Gourmet chef-inspired kitchen with High end JennAir appliances and Porcelain(not quartz or granite) countertops with ceiling height cabinetry and storage. Cozy living room with natural gas fireplace and built-ins is perfect for everyday family living and holiday gatherings. Extra large tile floored Mudroom is meticulously positioned to keep muddy and snowy shoes out of sight. Upstairs offers 3 very good sized bedrooms. The luxurious master ensuite offers spa-like private retreat with in-floor heating, porcelain countertop double sink vanity , freestanding bath tub and walk-in tile finished shower. Private toilet. Two more good sized bedrooms with jack and jill bathroom. Fully finished basement with 2 bedrooms, bar and family room providing extra



space for growing family among many other options. Exterior is fully finished with hardie board and stone. large deck off the living room is perfect for evening hangouts and BBQs. Triple tandem detached rear car garage with paved back lane. Landscaping to be completed in early spring. Call or email for more information.

Built in 2025

**Essential Information**

MLS® #	A2207033
Price	\$1,349,988
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,000
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1940 50 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2t2w2

**Amenities**

Parking Spaces	4
Parking	Alley Access, Asphalt, Triple Garage Detached
# of Garages	3

**Interior**

Interior Features	Bidet, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 5th, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	URBAN-REALTY.ca
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