

\$1,299,990 - 1612 50 Avenue Sw, Calgary

MLS® #A2252739

\$1,299,990

3 Bedroom, 2.00 Bathroom, 1,409 sqft

Single Family on 0.17 Acres

Altadore, Calgary, Alberta

With no front neighbours, a wide-open dog park and baseball diamond right across the street, this Altadore property offers everyday comfort but also an easy-to-develop oversized lot of approximately 63' x 121' with no electricity pole blocking the lot. Walking distance to sandy beach park and minutes from Mount Royal University, Aforza Tennis Club, and Lakeview Golf Course, this property is ideal for families. This home offers over 2,500 sq. ft. of total living space with 3 bedrooms and 2 bathrooms. A generous entryway welcomes you home, offering space for everyone to arrive, hang coats, and put things away comfortably. The main floor living room offers a statement fireplace and bright windows overlooking the park, while the lower levels provide additional bedrooms, a beautifully updated bathroom, and a spacious rec room with a dry bar. The entire top level is dedicated to your private master bedroom where a striking stone feature wall and cozy fireplace set the tone for relaxation, complete with a walk-in closet and a spa-like ensuite. The updated kitchen is a chef's delight, with full-height cabinets and an open design that flows effortlessly into the dining area, keeping conversation flowing and bringing people together. Outside, enjoy the massive backyard with a spacious deck perfect for family gatherings with a like new swim spa hot tub. Whether you're looking for a comfortable home to live in, a rental investment, or a prime property with perfect



redevelopment potential, this is a great opportunity in one of Calgary’s most sought-after communities. (id:6289)

Built in 1955

Essential Information

Listing #	A2252739
Price	\$1,299,990
Bedrooms	3
Bathrooms	2.00
Square Footage	1,409
Acres	0.17
Year Built	1955
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	1612 50 Avenue Sw
Subdivision	Altadore
City	Calgary
Province	Alberta
Postal Code	T2T2V9

Amenities

Amenities	Golf Course, Park, Playground, Schools
Features	Gas BBQ Hookup
Parking Spaces	6
Parking	Detached Garage, Other, Parking Pad
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Range, Hood Fan
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
Has Basement	Yes

Exterior

Exterior	Stone, Wood siding
Exterior Features	Garden Area, Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office Hope Street Real Estate Corp.



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