

# \$1,050,000 - 1712 50 Avenue Sw, Calgary

MLS® #A2213125

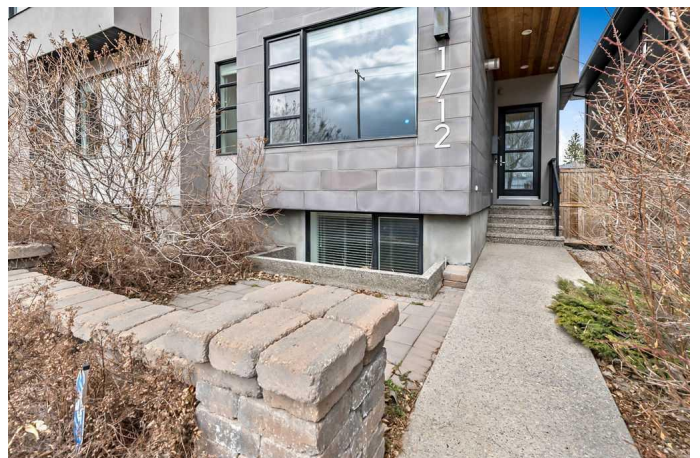
**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 2,210 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

Modern Design Meets Urban Energy â€“  
Prime Location Across from Glenmore Athletic Park! If you live for the buzz of the city but crave green space and thoughtful design, welcome home. Ideally situated across from Glenmore Athletic Park and just a short stroll to River Park Off Leash Dog Park and Sandy Beach, this home is the perfect fit for the active urban professional. Step outside and instantly connect to miles of scenic walking and biking paths. Enjoy easy access in and out of the community, getting downtown or out of the city is a breeze. Your sunny south facing front patio is the ideal spot for morning coffee or post-work relaxation, tucked into a vibrant, trendy neighborhood that keeps you close to everything that matters. This home has serious curb appeal with 30-year architectural shingles, sleek Stonetile 12x36 tiles, and low-maintenance acrylic stucco. Inside, 7" white oak plank hardwood adds warmth and elegance to the main floor, where a raised living room with custom built-ins and oversized windows lets in natural light and park views. The kitchen is a showstopper: rich horizontal book-matched walnut cabinetry, an oversized island, and a deluxe appliance package including a 36â€• Sub-Zero built-in fridge, 36â€• 6-burner Dacor gas range, warming drawer, and a spacious dining area that flows to your private, landscaped backyard, complete with two gas lines for grilling and fire pit evenings. Architectural details abound: a steel monorail staircase with floating white oak



treads, 10mm tempered glass walls, and thoughtful design touches at every turn. The primary suite is a sanctuary with park views, dual walk-in closets with built-ins, and a spa-level ensuite featuring a curbless walk-in shower, floating vanity with dual vessel sinks, wall-mounted faucets, a freestanding soaker tub, and heated tile floors. Two more generous bedrooms, a designer 4-piece bath, and an upper laundry room with built-in cabinetry, sink, and storage complete the upper level. The fully developed lower level is built for entertaining, with 10' ceilings in the family room, 9' ceilings in the bar, bedroom, and bathroom, plus in-floor heat in the bar and bathroom. The wet bar includes a beverage cooler, microwave, and dishwasher. A spacious guest bedroom with walk-in closet and stylish full bath makes this space as functional as it is beautiful. Whether you are hitting the trails, entertaining friends, or enjoying your quiet oasis, it delivers on every level. Don't miss your chance to live in one of the city's most sought-after neighborhoods.

Built in 2013

**Essential Information**

MLS® #	A2213125
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,210
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status Active

### Community Information

Address 1712 50 Avenue Sw  
Subdivision Altadore  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2T 2W1

### Amenities

Parking Spaces 2  
Parking Alley Access, Double Garage Detached, Garage Door Opener, Insulated  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar  
Appliances Bar Fridge, Built-In Refrigerator, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer, Window Coverings, Warming Drawer  
Heating Forced Air, Natural Gas  
Cooling Rough-In  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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