

# \$1,200,000 - 1924 50 Avenue Sw, Calgary

MLS® #A2226435

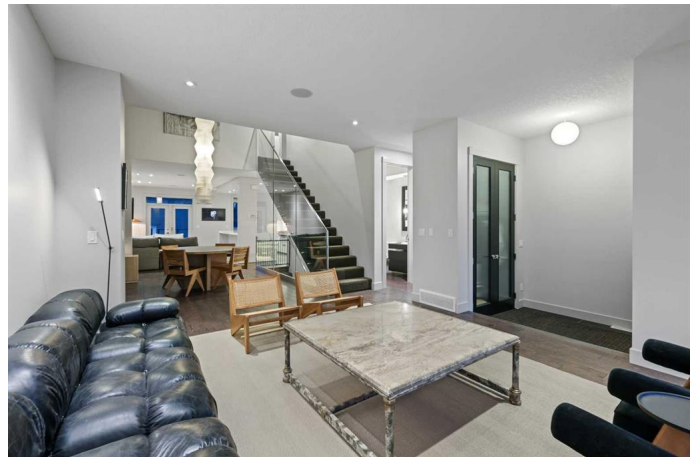
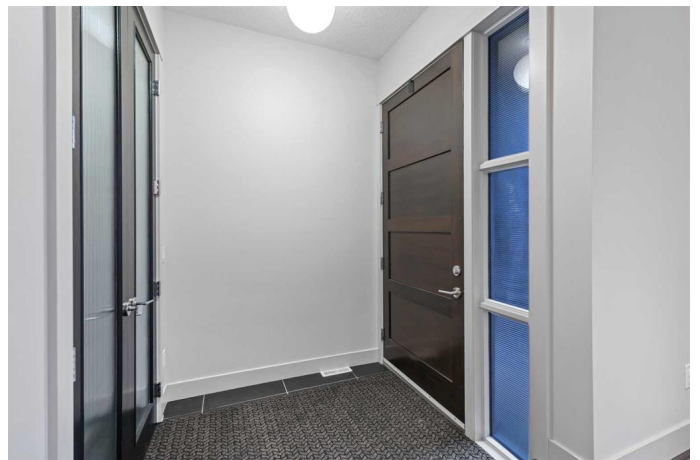
**\$1,200,000**

4 Bedroom, 4.00 Bathroom, 2,950 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

Nestled in the heart of Altadore, one of the city's most coveted inner-city communities, this stunning 3-storey semi-detached infill offers a perfect blend of luxury, comfort, and modern upgrades. Located directly across from Glenmore Athletic Park, with River Park and Sandy Beach within walking distance and a beautiful new bike/walking path across the street. Inside, the entire home is enhanced with Akari lighting by Isamu Noguchi, adding a soft, sculptural glow that complements the fresh, modern aesthetic. The chef-inspired kitchen is a showstopper, featuring extra-thick quartz countertops, a waterfall island with breakfast bar seating, and high-end commercial-grade stainless steel appliances, including a Monogram 6-burner gas stove and a built-in Jenn-Air oven and microwave. The kitchen has been updated with newly cut and painted cabinet fronts and hardware matching freshly painted main floor tones for chic monochromatic effect. A spacious walk-in pantry and a dedicated coffee/appliance nook with beverage fridge provide ample storage and convenience. The soaring 2-storey ceilings in the dining area, paired with a stunning stone feature wall, create a grand yet inviting atmosphere. Step outside to not one, but two backyard patios! The covered deck, complete with a gas line for your BBQ, as well as the newly built backyard patio makes the backyard perfect for relaxing or entertaining. The third level is an entire master's retreat, designed for ultimate



relaxation. This spacious suite features engineered hardwood flooring, French doors opening to a vast south-facing balcony overlooking the park, and a truly spa-inspired ensuite. Indulge in a steam shower, or relax in the drop-in soaker tub, a beautiful double vanity, custom walnut cabinetry, and a huge walk-in closet to round off the area—a space that truly feels straight out of a luxury magazine. The second floor offers an oversized built-in office with quartz counters and ample storage, a bonus room with a built-in entertainment unit, wet bar with custom wine fridge and floor to ceiling windows, and two generous-sized bedrooms with ample closet space. A stylish 4-piece bathroom with a vessel sink and a large laundry room with storage and organization features complete this level. The fully developed basement is designed for entertainment, featuring a spacious rec room, a wet bar with quartz counters, and a bar fridge. The fourth bedroom boasts a walk-in closet and cheater access to a full 4-piece bathroom, while hydronic in-floor heating throughout the basement ensures warmth and comfort year-round. Additional features include two high-efficiency furnaces, central A/C, central vacuum, built-in speakers throughout, and wiring for smart home features. With its modern updates, designer lighting, and unbeatable location, this home is a rare find in Altadore. Don't miss your chance to call this masterfully crafted infill your own!

Built in 2008

### **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | A2226435    |
| Price     | \$1,200,000 |
| Bedrooms  | 4           |
| Bathrooms | 4.00        |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,950                  |
| Acres          | 0.08                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1924 50 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 2W2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator                                 |
| Heating           | High Efficiency, Forced Air, Natural Gas  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Private Entrance, Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Private, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Stucco, Wood Frame  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 23             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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