



GRASSROOTS
REALTY GROUP

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2117 51 Avenue SW
Calgary, Alberta

MLS # A2218620



\$1,010,000

Division:	North Glenmore Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,931 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Concrete, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to 2117 51 Avenue SW, a beautifully crafted semi-detached home offering 2,706 sq ft of luxurious living space. This executive build features high-end finishes, impeccable design, and thoughtful details throughout. **Features You'll Love:** Main Floor: 9-foot ceilings, elegant engineered oak hardwood, and a cozy gas fireplace with built-ins. Kitchen: Gourmet appliances, sleek cabinetry, Island with breakfast bar and a full pantry. Upper Floor: 12-foot ceiling primary bedroom with a double-sided fireplace, spa-like ensuite, custom walk-in closet, and two additional spacious bedrooms. Office & Laundry: Functional second-floor layout with office and dedicated laundry spaces. Fully Finished Basement: Wet bar with wine fridge, media room built-ins, full bath, and large fourth bedroom with walk-in closet. Outdoor Oasis: A well-sized deck with a gas line for your BBQ, perfect for summer evenings. Parking: Detached double garage for convenience. Located in desirable North Glenmore Park, this home is ideal for families, professionals, or anyone looking for elegance and comfort. Don't miss this rare opportunity!