



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1940 50 Avenue SW
Calgary, Alberta

MLS # A2245834



\$1,275,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,999 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Built-in Features, Chandelier, Closet Organizers, Double Vanity, 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		
Inclusions:	None		

**** OPEN HOUSE:** Wednesday, August 27th 5-7pm, Saturday, August 30th 12-2pm, Sunday, August 31st 1-3pm and Monday, September 1st 12-3pm ****** Welcome to 1940 50 Avenue SW — a brand new, meticulously crafted 5-bedroom, 3.5-bathroom home by esteemed inner-city builder Palatial Homes Ltd., located in one of Calgary's most sought-after neighbourhoods. Perfectly positioned across from open green space with a sunny south-facing front yard, this home is a rare blend of luxury, comfort, and convenience. Upon entry, you're welcomed by a bright dining room that opens into a beautifully designed main floor featuring 10-foot ceilings and natural oak herringbone hardwood flooring. The central gourmet kitchen is equipped with porcelain countertops, a full island, full-height cabinetry, and a premium JennAir appliance package, flowing seamlessly into the elegant living room with a brick-accented gas fireplace, custom built-ins, and large sliding patio doors that create a perfect connection for indoor-outdoor living. Step outside to a spacious rear deck and enjoy evenings of entertaining or relaxing in your fully fenced and landscaped backyard. A tiled mudroom and stylish powder room add both function and style to the main level. Upstairs, the primary bedroom is a true retreat with vaulted ceilings, a walk-in closet, and a luxurious spa-inspired ensuite featuring dual porcelain vanities, a freestanding tub, walk-in tiled shower, private toilet, and in-floor heating. Two additional bedrooms share a convenient Jack & Jill bathroom, and a dedicated laundry room completes the upper floor. The fully finished basement offers flexible living with two more bedrooms, a full bathroom, a wet bar, and a generous family room—perfect for hosting, guests, or movie nights. Outside, a triple detached garage with epoxy-coated floors and a stunning exterior finished with brick

and Hardie board siding adds curb appeal and lasting durability. Just steps from top-tier amenities like Glenmore Aquatic Centre, Athletic Park, Tennis Dome, Flames Arenas, and excellent schools, this home delivers the best of luxury, location, and lifestyle.