



GRASSROOTS
REALTY GROUP

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1616 50 Avenue SW
Calgary, Alberta

MLS # A2248697



\$1,179,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Altadore | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,264 sq.ft. | Age: | 1956 (69 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Landscaped, Level, Rectangular Lot | | |

| | | | |
|-------------|--------------------------|------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Storage | | |

Inclusions: None

DREAM LOT ALERT! Overlooking Glenmore Athletic Park in sought-after Altadore, this massive 7,610 ft²; R-CG lot boasts 63 ft of frontage and 120 ft of depth, offers exceptional potential for future development. Explore possibilities such as a high-end single-family estate, two luxury homes, or a multi-family townhome project with basement suites. Currently this well-maintained home offers 4 bedrooms and 2 bathrooms. The main floor welcomes you with a bright and radiant living room featuring large windows that flood the space with natural light. The open-concept kitchen is equipped with ample cabinetry and appliances. A spacious primary bedroom with a 3-piece ensuite, three additional bedrooms, and a convenient 4-piece bathroom complete the functional layout of this level. Step into the sunny backyard, a perfect space to start your own garden or enjoy outdoor living. NEW vinyl flooring, FRESH Paint and UPGRADED main floor bathroom. This premium location places you just moments from River Park dog park, Sandy Beach, Aforza Tennis Club, Lakeview Golf Course, and all the trendy boutique shops and restaurants of Marda Loop. Don't miss this rare opportunity—book your private showing today!