



GRASSROOTS
REALTY GROUP

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

1938 50 Avenue SW
Calgary, Alberta

MLS # A2257644



\$1,225,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,980 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:	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: Sunday October 5th 12-2pm **** Welcome to 1938 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. Pictures are from unit next door