



**2012 50 Avenue SW  
Calgary, Alberta**

**MLS # A2286885**

**\$839,900**



|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Altadore                         |               |                   |
| <b>Type:</b>     | Residential/Duplex               |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side  |               |                   |
| <b>Size:</b>     | 2,055 sq.ft.                     | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached           |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped |               |                   |

|                    |                 |                   |      |
|--------------------|-----------------|-------------------|------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco          | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home |                   |      |
| <b>Inclusions:</b> | N/A             |                   |      |

POPULAR ALTADORE! Situated on a rare 131-foot extra-deep lot and offering more than 2700 sq ft of living space, this move-in ready home has so much to offer. The bright, south-facing front fills the main floor with natural light, highlighting the hardwood floors and 9' ceilings throughout. At the front of the home, the sunny living room with a cozy gas fireplace creates a welcoming space to relax, while the adjoining dining area easily accommodates a large table for family meals and entertaining, complete with built-in cupboards and a versatile counter or desk area. The kitchen balances function and style with granite countertops, a central island with seating, stainless steel appliances, and a pantry for added storage. A practical rear mudroom provides an ideal drop zone when entering from the garage, and a convenient 2-piece bath completes the main level. Wrought iron railings lead upstairs to three generously sized bedrooms, including a spacious primary retreat featuring a large walk-in closet and a well-appointed 5-piece ensuite with dual sinks, a soaker tub, and separate shower. A full main bath and an oversized upper laundry room with sink and cabinetry add everyday convenience. The fully finished basement expands your living space with two additional bedrooms, a full bathroom, a large family room, flexible bonus space, and plenty of storage. Outside, the extra-large backyard is perfect for low-maintenance enjoyment with artificial turf, a stamped concrete patio, and a gas BBQ line for easy summer grilling, all surrounded by mature trees that add privacy and charm. The deeper-than-average 22' x 20' double garage comfortably fits a full-size truck and is accessed from a paved back lane. Located just steps from schools, parks including River Park, transit, and major routes, this home offers an exceptionally convenient

lifestyle in one of Calgary's most desirable communities. Call your favorite Realtor to book a private showing!