



**2143 50 Avenue SW**  
**Calgary, Alberta**

**MLS # A2292166**



**\$1,250,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance		

**Inclusions:** All appliances and window coverings sold as is where is

A rare multi-parcel redevelopment opportunity emerges in the highly desirable community of North Glenmore Park where three adjacent properties create an exceptional land assembly in one of Calgary's most sought-after inner-city neighbourhoods. Offered together as a combined sale, these properties present a unique opportunity for builders, developers and investors seeking scale and long-term value in a location surrounded by established homes and high-quality infill development. Flat oversized 50' x 139' parcels create substantial redevelopment potential while sunny south-facing backyards maximize natural light across future designs. Corner positioning further enhances site flexibility and architectural possibilities for thoughtful new construction in a mature residential setting. Existing homes currently provide holding income potential while future plans are explored, however the true value lies in the combined land opportunity and the ability to secure multiple side-by-side lots in a neighbourhood where redevelopment demand continues to accelerate. This location strongly supports long-term investment fundamentals. Central Memorial High School and Altadore School are located just down the street, contributing to future resale appeal for newly built homes. North Glenmore Park sits within easy walking distance, offering extensive year-round recreation along the Glenmore Reservoir including the Calgary Canoe Club, Calgary Rowing Club, tennis courts, skating trails, cross-country skiing, picnic areas and scenic shoreline pathways. Recreation opportunities expand further with nearby Glenmore Athletic Park and the Glenmore Aquatic Centre providing athletic facilities, organized sports and community programming. Daily commuting remains highly convenient with downtown approximately 8 minutes away while major routes including

Crowchild Trail and Glenmore Trail provide efficient access across the city. Oversized lot depth, south backyard exposure and the ability to acquire multiple adjacent properties combine to create a redevelopment opportunity rarely available in North Glenmore Park, positioning this land assembly as a compelling prospect for future infill development in a location defined by parks, recreation and enduring inner-city demand.