



GRASSROOTS
REALTY GROUP

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

**2010 50 Avenue SW
Calgary, Alberta**

MLS # A2300106



\$888,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,108 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Bar Fridge		

****ALTADORE INFILL UNDER \$900,00!!**** Over 2800 SQ FT OF LIVING SPACE | AMAZING ACCESSIBLE LOCATION | 3 BEDROOM | 2.5 BATH | DOUBLE GARAGE | OVERSIZED DECK | BIG SUNNY BACKYARD | A Rare Offering in One of Calgary's Most Coveted, Rapidly Appreciating Inner-City Communities — ALTADORE. With land values and barriers to entry rising steadily year over year, opportunities to acquire a home of this calibre under \$900,000 in this community are becoming increasingly scarce — WELCOME HOME....Upon arrival, the impressive curb appeal sets an immediate and lasting tone. The bright, open-concept main floor flows seamlessly from the welcoming foyer through to the living room, elegant dining room, and beautifully appointed kitchen — complete with quality appliances, granite countertops, built-in pantry, and a functional mudroom offering direct access to your private backyard sanctuary. Despite its north-facing orientation, the long, spacious backyard enjoys a remarkable abundance of natural sunshine anchored by an impressive 22x22 deck, built-in benches, and a detached double garage. with epoxy flooring. The upper level has an exceptional primary retreat, complete with a dream walk-in closet and a newly renovated lavish ensuite, alongside two generously sized secondary bedrooms and a conveniently positioned laundry room — thoughtfully designed for effortless everyday living. The fully developed lower level offers an expansive family room, built in millwork, versatile flex space, bar area, and ample storage — equally at home as a games room, home gym, theatre, or creative studio. If preferred, a Buyer could easily be able to add an extra 4th bedroom in the basement. This home is steps from all of the Altadore Schools,

Marda Loop Amenities, Glencoe Club, Glenmore Athletic Park, River Park Off-Leash Area, Sandy Beach, and quick easy access to Crowchild & Glenmore Trail. WONDERFUL OPPORTUNITY TO GET INTO ALTADORE !!