



**2044 51 Avenue SW**  
**Calgary, Alberta**

**MLS # A2144860**



**\$1,350,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,929 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Level		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Play house, play structure, picnic table

ATTENTION developers, investors and families! Welcome to this spacious home on an oversized corner lot in North Glenmore Park. Boasting 61 feet of frontage and a depth of 138 feet, this is one of the most desirable lots in North Glenmore Park/Altadore. It is a short walking distance to the trendy shops and restaurants of Marda Loop, and to the pathways at River Park and Sandy Beach. The property offers 3100 total sq feet of living space. The main home is currently divided into 2 units, with the main unit consisting of the foyer & 2nd & 3rd floors. The 2nd level has the living room, dining room, and kitchen, featuring a vaulted ceiling and massive windows that allow the natural light to stream in. The spacious kitchen has an abundance of cabinets. Walk out to the large covered deck, and let your furry friend down to the dog run. Upstairs holds 2 large bedrooms, both walking out onto a massive deck with wood burning fireplace. A full bath completes this unit. The 2nd unit, (accessed through the back door) consists of a large family room with wood burning fireplace, 2 flex rooms, a 2 piece bath, and a finished basement with an open recreational area & a laundry room. This unit currently does not have a kitchen, but certainly has ample room to add a kitchen and full bath to make it a full self contained suite (subject to city approval/rezoning). Conversely, if one wanted to use the whole home as a single family dwelling, no renovations are needed, as there is just a security door separating the spaces. There is a 3rd living area that was built within the 2nd double garage at the rear of the property (detached). It currently has a living room, and 3 additional spacious rooms/studios. With plumbing and mechanical on the north side of the main home, this is also a potential easy conversion to a full 3rd suite, with city approval/rezoning. Other uses include hobby

studios, home offices, adult children living space, home gym, nanny suite, etc. The spacious back yard has mature trees and a vast lawn. There is a cement parking pad behind the fenced back yard, with easily enough space for 5 additional cars to park. The front yard is meticulously landscaped, and is adjacent to the spacious driveway that can fit 3-4 additional vehicles in front of the attached double garage. This generous amount of parking is incredibly valuable, especially considering the scarcity of parking in the surrounding areas. This oversized corner lot is a prime opportunity for development, with the adjacent lot to the north already having been developed into townhouses facing 20th Street SW. It is also an incredible opportunity for an investor who could easily build out the three suites with city approval/rezoning. It is also simply an amazing property, home, and location for a family to move into, with close proximity to numerous schools, as well as within walking distance to Mount Royal University. Rarely does a property of this size and potential become available in such a coveted location!