

# \$1,299,999 - 1940 50 Avenue Sw, Calgary

MLS® #A2207033

**\$1,299,999**

5 Bedroom, 4.00 Bathroom, 2,000 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

\*\*\*Open House Saturday July 26th

11am-1pm\*\*\*\*Welcome home to an

exceptional new build by inner city Master  
Builder Palatial homes Ltd. Located across

from green space with south facing front yard  
in a very desirable community of Altadore..

WALKING DISTANCE to Glenmore aquatic  
centre, Glenmore athletic park, Tennis dome,  
the Flames community arenas and many  
schools. Perfect place to raise family and  
enjoy a contemporary lifestyle with all

amenities and shopping nearby. This home  
offers a unique blend of modern elegance and  
functional craftsmanship. Enter this custom  
designed home through the south facing front

door into bright and open main floor layout  
with 10 ft. ceilings and Gleaming natural oak  
Herringbone hardwood. Central Gourmet  
chef-inspired kitchen with High end JennAir  
appliances and Porcelain(not quartz or granite)  
countertops with ceiling height cabinetry and  
storage. Cozy living room with natural gas  
fireplace and built-ins is perfect for everyday  
family living and holiday gatherings. Extra  
large tile floored Mudroom is meticulously  
positioned to keep muddy and snowy shoes  
out of sight. Upstairs offers 3 very good sized  
bedrooms. The luxurious master ensuite offers  
spa-like private retreat with in-floor heating,  
porcelain countertop double sink vanity ,  
freestanding bath tub and walk-in tile finished  
shower. Private toilet. Two more good sized  
bedrooms with jack and jill bathroom. Fully  
finished basement with 2 bedrooms, bar and



family room providing extra space for growing family among many other options. Exterior is fully finished with hardie board and stone. large deck off the living room is perfect for evening hangouts and BBQs. Triple tandem detached rear car garage with paved back lane. Garage also comes completed with beautiful Epoxy coating. Landscaping to be completed in early spring. Call or email for more information.

Built in 2025

**Essential Information**

MLS® #	A2207033
Price	\$1,299,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,000
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1940 50 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2t2w2

**Amenities**

Parking Spaces	4
Parking	Alley Access, Asphalt, Triple Garage Detached

# of Garages 3

## Interior

Interior Features 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, Bidet

Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Humidifier

Heating In Floor, Fireplace(s), Forced Air

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Barbecue

Lot Description Back Yard, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Concrete, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 5th, 2025

Days on Market 115

Zoning R-CG

## Listing Details

Listing Office URBAN-REALTY.ca

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