

# \$1,275,000 - 1940 50 Avenue Sw, Calgary

MLS® #A2245834

**\$1,275,000**

5 Bedroom, 4.00 Bathroom, 1,999 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

**\*\* OPEN HOUSE: Saturday, August 9th 1-3pm and Sunday, August 10th 12-2pm \*\*** Welcome to 1940 50 Avenue SW – a brand new, meticulously crafted 5-bedroom, 3.5-bathroom home by esteemed inner-city builder Palatial Homes Ltd., located in one of Calgary’s most sought-after neighbourhoods. Perfectly positioned across from open green space with a sunny south-facing front yard, this home is a rare blend of luxury, comfort, and convenience. Upon entry, you’re welcomed by a bright dining room that opens into a beautifully designed main floor featuring 10-foot ceilings and natural oak herringbone hardwood flooring. The central gourmet kitchen is equipped with porcelain countertops, a full island, full-height cabinetry, and a premium JennAir appliance package, flowing seamlessly into the elegant living room with a brick-accented gas fireplace, custom built-ins, and large sliding patio doors that create a perfect connection for indoor-outdoor living. Step outside to a spacious rear deck and enjoy evenings of entertaining or relaxing in your fully fenced and landscaped backyard. A tiled mudroom and stylish powder room add both function and style to the main level. Upstairs, the primary bedroom is a true retreat with vaulted ceilings, a walk-in closet, and a luxurious spa-inspired ensuite featuring dual porcelain vanities, a freestanding tub, walk-in tiled shower, private toilet, and in-floor heating. Two additional bedrooms share a convenient Jack & Jill bathroom, and a dedicated laundry



room completes the upper floor. The fully finished basement offers flexible living with two more bedrooms, a full bathroom, a wet bar, and a generous family room—perfect for hosting, guests, or movie nights. Outside, a triple detached garage with epoxy-coated floors and a stunning exterior finished with brick and Hardie board siding adds curb appeal and lasting durability. Just steps from top-tier amenities like Glenmore Aquatic Centre, Athletic Park, Tennis Dome, Flames Arenas, and excellent schools, this home delivers the best of luxury, location, and lifestyle.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245834    |
| Price          | \$1,275,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,999       |
| 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 | T2T 2w2           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bidet, Built-in Features, Chandelier, Closet Organizers, Double Vanity, 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 |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer                                                                                                                              |
| Heating           | In Floor, 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 Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Brick, Concrete, Wood Frame                                        |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 4                |
| Zoning         | R-C2             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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