

# \$1,299,990 - 1612 50 Avenue Sw, Calgary

MLS® #A2252739

**\$1,299,990**

3 Bedroom, 2.00 Bathroom, 1,409 sqft  
Residential on 0.17 Acres

Altadore, Calgary, Alberta

**\*\*OPEN HOUSE THIS SUNDAY FROM 2 PM TO 4:30 PM\*\*** With no front neighbours, a wide-open dog park and baseball diamond right across the street, this Altadore property offers everyday comfort but also an easy-to-develop oversized lot of approximately 63' x 121' with no electricity pole blocking the lot. Walking distance to sandy beach park and minutes from Mount Royal University, Aforza Tennis Club, and Lakeview Golf Course, this property is ideal for families. This home offers over 2,500 sq. ft. of total living space with 3 bedrooms and 2 bathrooms. A generous entryway welcomes you home, offering space for everyone to arrive, hang coats, and put things away comfortably. The main floor living room offers a statement fireplace and bright windows overlooking the park, while the lower levels provide additional bedrooms, a beautifully updated bathroom, and a spacious rec room with a dry bar. The entire top level is dedicated to your private master bedroom where a striking stone feature wall and cozy fireplace set the tone for relaxation, complete with a walk-in closet and a spa-like ensuite. The updated kitchen is a chef's delight, with full-height cabinets and an open design that flows effortlessly into the dining area, keeping conversation flowing and bringing people together. Outside, enjoy the massive backyard with a spacious deck perfect for family gatherings with a like new swim spa hot tub. Whether you're looking for a comfortable



home to live in, a rental investment, or a prime property with perfect redevelopment potential, this is a great opportunity in one of Calgary's most sought-after communities.

Built in 1955

**Essential Information**

MLS® #	A2252739
Price	\$1,299,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,409
Acres	0.17
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	1612 50 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2V9

**Amenities**

Parking Spaces	6
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Bar, Central Vacuum
Appliances	Dishwasher, Range Hood, Refrigerator, Bar Fridge, Range
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Garden
Roof	Asphalt Shingle
Construction	Stone, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 31st, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Hope Street Real Estate Corp.
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