

# \$1,299,000 - 1616 50 Avenue Sw, Calgary

MLS® #A2232080

**\$1,299,000**

4 Bedroom, 2.00 Bathroom, 1,264 sqft

Residential on 0.17 Acres

Altadore, Calgary, Alberta

DREAM LOT ALERT! Overlooking Glenmore Athletic Park in sought-after Altadore, this massive 7,610 ft<sup>2</sup> R-CG lot boasts 63 ft of frontage and 120 ft of depth, offers exceptional potential for future development. Explore possibilities such as a high-end single-family estate, two luxury homes, or a multi-family townhome project with basement suites. Currently this well-maintained home offers 4 bedrooms and 2 bathrooms. The main floor welcomes you with a bright and radiant living room featuring large windows that flood the space with natural light. The open-concept kitchen is equipped with ample cabinetry and appliances. A spacious primary bedroom with a 3-piece ensuite, three additional bedrooms, and a convenient 4-piece bathroom complete the functional layout of this level. Step into the sunny backyard, a perfect space to start your own garden or enjoy outdoor living. NEW vinyl flooring, FRESH Paint and UPGRADED main floor bathroom. This premium location places you just moments from River Park dog park, Sandy Beach, Aforza Tennis Club, Lakeview Golf Course, and all the trendy boutique shops and restaurants of Marda Loop. Don't miss this rare opportunity—book your private showing today!

Built in 1956

## Essential Information

MLS® #

A2232080



|                |             |
|----------------|-------------|
| Price          | \$1,299,000 |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,264       |
| Acres          | 0.17        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1616 50 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 2V9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Storage                                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Partially Finished                                            |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Stucco, Wood Frame                 |
| Foundation        | Poured Concrete                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 22              |
| Zoning         | R-CG            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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