

# \$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 | Bar, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters |
| Appliances        | Bar Fridge, Dishwasher, Range Hood, Refrigerator, 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, Garden, Landscaped, Lawn  |
| Roof              | Asphalt Shingle                      |
| Construction      | Stone, Wood Siding                   |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 7                 |
| Zoning         | R-CG              |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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