

\$1,284,000 - 2031b 50 Avenue Sw, Calgary

MLS® #A2061079

\$1,284,000

5 Bedroom, 3.00 Bathroom, 2,343 sqft
Residential on 0.08 Acres

North Glenmore Park, Calgary, Alberta

Prepare to be amazed with this BRAND NEW gorgeous home located in the highly desirable community of North Glenmore. This luxury infill built to maximize the large lot to its full potential offers over 3400 sq ft of developed space with 5 beds and 3.5 baths over 3 vast floors. Built by Allied Builds, this one of a kind design is finished with the upmost quality and craftsmanship – no stone has been left unturned here. The bright main level consists of a chef-inspired kitchen with luxury high-end appliances, a large island with a breakfast bar, walk-in pantry and coffee station with bar fridge. At the front of the home off the grand foyer, you'll find a spacious office/flex room with endless natural light from the 9f window. The well thought out layout also offers a dining area, large living room with a stone, floor-to-ceiling feature fireplace with built-in shelving, mudroom, and 2-piece bath. In addition, accent lighting has been added throughout the entire home, along with architectural details like the tray ceiling in the living room. Upstairs, you will find 3 bedrooms, a loft area, full laundry with sink & cabinetry. The serene primary retreat is designed for a spa-like setting, featuring vaulted ceilings, huge 10f windows, walk-in closet, and a luxurious ensuite with a soaker tub, double vanity, and a heavenly steam shower. This home features two cathedral ceilings, one in the front bedroom and one in the primary bedroom at the back, adding an extra touch of grandeur. The primary bedroom has also been



strategically placed at the back of the house to ensure peace and quiet with a south-facing view of the yard space. The legal basement suite has over 1100 square feet and has been fully developed with soaring 9 feet ceilings, oversized an 8f window, 2 bedrooms, a 4-piece bathroom,Â a large family and living room, Napoleon fireplace, separate laundry, and a spacious kitchen. You can use it for Airbnb and earn extra income whenever you don't need it for your guests. Enjoy evening cocktails with friends on the SUNNY south-facing deck - this lot is an extra 20 feet deeper then most to still have a large backyard to enjoy! Youâ€™ll also find a gas bbq hookup alongside the full width deck with sliding patio doors. Outside will be fully finished with fencing, landscaping and offers a heated (optional) double detached garage. The ICF foundation ensures exceptional energy efficiency, keeping your home comfortable while reducing heating costs. Situated in the heart of North Glenmore, this fabulous build is within steps to the Glenmore Athletic Park, Sandy Beach, Mount Royal University, dog parks, playgrounds, and more. You will be the first person to call this place your own & the ONLY semi-detached new build infill in North Glenmore Park with a legal secondary suite! With tons of curb appeal completed with stunning architectural design elements from every angle, custom brickwork and Hardie siding around all sides, this home is a true standout!

Built in 2023

Essential Information

MLS® #	A2061079
Price	\$1,284,000
Sold Price	\$1,284,000
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	2,343
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2031b 50 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2W4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Lighting, Other, Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Level, Other, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2023
Date Sold	April 11th, 2024
Days on Market	194
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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