



1928 50 Avenue Calgary Alberta

\$1,450,000

Luxurious 3-STORY Brownstone in ALTADORE will be Move in ready November 2023! Located across from the Glenmore Athletic Fields on 50th Ave in Altadore, your new home is on a quiet section of the street steps away from River Park Off-Leash, the Glenmore Aquatic Centre, the Glenmore Reservoir, and Lakeview Golf Course. Commuting to the Beltline and Downtown is incredibly convenient, too, with easy access to 14th Street, Crowchild, and Glenmore. When it's time to come home and relax or entertain, 3,530 sq ft of high-end developed living space awaits! Highlights include a THIRD FLOOR LOFT w/ wet bar and South-facing balcony, a TRIPLE CAR GARAGE w/ high ceilings & room for a car lift, German-made Kulu windows throughout, and a dual HIDDEN PANTRY and BAR AREA w/ built-in storage solutions. The main floor enjoys an open-concept kitchen/living/dining room with 10-ft ceilings and engineered oak hardwood floors. The kitchen is a modern masterpiece, with quartz counters, custom-painted flat-panel cabinetry, and a stone-like tile backsplash. The oversized island is ideal for daily life and entertaining, with flush bar seating and a beverage fridge. The premium stainless steel Jenn Air appliance package includes a side-by-side fridge, a 6-burner gas cooktop with a built-in hood fan, a built-in wall oven and microwave, and a dishwasher. The kitchen space doesn't end there, however! An extra-large pantry with a private bar area is hidden behind a board and batten door! The spacious living room centres on an inset gas fireplace with stone detailing and custom built-in millwork, with direct access to the backyard through sliding glass doors. Completing the main floor is a tiled mudroom and a luxurious powder room with a quartz counter and linear mirror. Three bedrooms and the laundry room are located on the second floor, including the primary luxury suite and two junior master b...

Primary Bedroom 13.00 Ft x 11.42 Ft

Bedroom 11.00 Ft x 9.67 Ft

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Laundry room 7.75 Ft x 5.92 Ft

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Bedroom 14.50 Ft x 11.00 Ft

Recreational, Games room 30.83 Ft x 14.50 Ft

3pc Bathroom Measurements not available

Living room 17.00 Ft x 10.92 Ft

Kitchen 21.33 Ft x 11.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
RE/MAX HOUSE OF REAL ESTATE

<https://innercityinfills.ca/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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5pc Bathroom Measurements not available

Dining room 15.00 Ft x 12.00 Ft

Loft 33.00 Ft x 16.00 Ft

2pc Bathroom Measurements not available