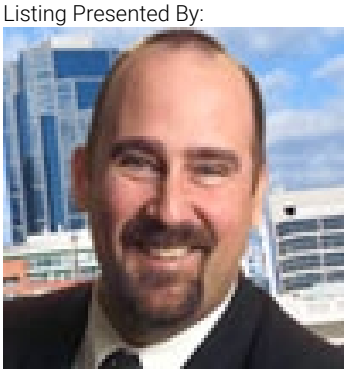


2017 50 Avenue Calgary Alberta

$819,900

Location is everything and the location of this property will not disappoint! Terrific holding property ideal for redevelopment! Located in highly sought after North Glenmore Park, this unique home is ready for your ideas! Situated on an oversized 50' x 139' estate lot - this is a1940's 3-bedroom home with postmodern & contemporary updates and a traditional floorplan. Zoned R-C2 as a permitted use for a duplex allowing for 1 secondary legal suite each under City of Calgary low-density residential guidelines & subject to approval and permitting by the city. The large lot will allow for more outdoor living space. The main level has a large living room, traditional dining room, kitchen with breakfast nook and 3 pc bath. There is a front foyer and a mudroom off the back, perfect for Calgary's changing climate. On the upper level is 3 bedrooms, a 4pc bath, Features found throughout the home include - storage built-ins, sloped ceilings in the bedrooms, skylights and original hardwood in the primary. Fully finished with separate furnace the converted 2 storey garage currently houses an art/craft studio, office and large living area. Ideal for workspace, storage, office space or hang out for older kids. The possibilities for this large flex space are endless! A 5-minute minute walk to Glenmore Athletic Park, Glenmore Aquatic Centre and Elbow River Pathway. Walking distance to Lakeview Golf Course. Enjoy quick proximity to Rockyview General Hospital, Mount Royal University, and major transportation routes. Close to all levels of public and private schools including Masters Academy and Rundle College. Some images in this listing have been virtually staged to showcase the home's potential. (id:6769)

Listing Presented By:



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4pc Bathroom .00 Ft x .00 Ft
Bedroom 11.17 Ft x 9.58 Ft
Bedroom 12.75 Ft x 11.58 Ft
Primary Bedroom 13.50 Ft x 13.17 Ft
2pc Bathroom .00 Ft x .00 Ft
Breakfast 9.67 Ft x 8.00 Ft
Dining room 9.92 Ft x 14.25 Ft
Kitchen 17.17 Ft x 9.50 Ft
Living room 17.25 Ft x 18.58 Ft

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