



**GRASSROOTS**  
REALTY GROUP

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**2117 51 Avenue SW**  
**Calgary, Alberta**

**MLS # A2218620**



**\$1,010,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,931 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Concrete, Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

Welcome to 2117 51 Avenue SW, a beautifully crafted semi-detached home offering 2,706 sq ft of luxurious living space. This executive build features high-end finishes, impeccable design, and thoughtful details throughout. **Features You'll Love:** Main Floor: 9-foot ceilings, elegant engineered oak hardwood, and a cozy gas fireplace with built-ins. Kitchen: Gourmet appliances, sleek cabinetry, Island with breakfast bar and a full pantry. Upper Floor: 12-foot ceiling primary bedroom with a double-sided fireplace, spa-like ensuite, custom walk-in closet, and two additional spacious bedrooms. Office & Laundry: Functional second-floor layout with office and dedicated laundry spaces. Fully Finished Basement: Wet bar with wine fridge, media room built-ins, full bath, and large fourth bedroom with walk-in closet. Outdoor Oasis: A well-sized deck with a gas line for your BBQ, perfect for summer evenings. Parking: Detached double garage for convenience. Located in desirable North Glenmore Park, this home is ideal for families, professionals, or anyone looking for elegance and comfort. Don't miss this rare opportunity!