



2004 51 Avenue SW  
Calgary, Alberta

MLS # A2290187



**\$1,549,900**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,238 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Secondary suite includes Refrigerator, Electric Stove, Microwave, Hood Fan, Dishwasher		

Refined finishes, intelligent flow, and a thoughtfully designed layout come together in this custom-built BUCI HOMES detached infill in North Glenmore Park, one of Calgary's most sought-after inner-city communities. From the moment you step inside, the home offers a warm, welcoming feel balanced with practical everyday functionality—perfect for modern family living and discerning custom buyers. Just minutes from Marda Loop, you'll enjoy boutique shopping, dining, and vibrant local amenities, while nearby River Park, Sandy Beach, and the Elbow River pathways provide endless options for walking, biking, and outdoor recreation. Families will appreciate proximity to top-rated schools including Altadore School, Dr. Oakley School, Central Memorial High School, and Bishop Carroll, along with quick access to Mount Royal University. Commuting is seamless with easy connections to Crowchild Trail and Glenmore Trail, offering quick routes to downtown Calgary or the Rocky Mountains. A bright, inviting foyer with custom built-in storage sets the tone, offering a functional drop zone for coats, bags, and daily essentials. The main floor opens into a designer kitchen and dining space, ideal for entertaining, anchored by a large island, walk-in pantry, and ample cabinetry for organized, clutter-free living. Toward the rear, the sunlit living room features a gas fireplace with custom built-ins, creating a cozy yet elevated atmosphere. Expansive patio doors lead to a private rear deck—perfect for summer gatherings. A thoughtfully designed mudroom and powder room add everyday convenience. Upstairs, you'll find a highly desirable layout with three spacious bedrooms, each with its own PRIVATE ENSUITE—a rare and functional feature for families and guests alike. The luxurious primary suite offers a walk-in closet and a

spa-inspired ensuite complete with a soaker tub and steam shower. Upper-level laundry enhances convenience and livability. The fully developed basement expands your lifestyle options with a large recreation room, wet bar, and flexible home office or fitness space—ideal for remote work or wellness routines. A fourth bedroom and full bathroom provide comfortable accommodations for guests or extended family. This home delivers the perfect balance of modern design, custom craftsmanship, and prime inner-city location. With close proximity to parks, schools, shopping, and major routes, it offers the ultimate in convenience and Calgary urban living. Customize select finishes to match your style and create your dream home in North Glenmore Park!