



2037 50 Avenue SW
Calgary, Alberta

MLS # A2319470



\$609,900

Division:	North Glenmore Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,035 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home		

Inclusions: Basement Fridge, Garage Door Opener w/1 Control

Located a block from the Glenmore Athletic Park and incoming multi-million dollar Glenmore Twin Arenas, as well as River Park Off Leash dog park, Ken King Pickleball courts, and Sandy Beach. Newer vinyl plank throughout this home, and tile in the bathrooms. Living room has an abundance of natural light from the good sized window. Bar feature in the dining room. 8 month old dishwasher in the kitchen. Good sized window over the kitchen sink. Tidy garbage cupboard. Massive pantry with wire shelving. 3 Bedrooms upstairs. Side door from the yard leading you downstairs to this extensive rec room. L Shaped bedroom has ample space and a good sized window. Good sized laundry room, with convenient cabinets. Private, fenced, south facing back yard with a good sized deck. Alley access from the yard, plus a double detached garage. Feel secure, knowing the roof membrane was replaced five years ago and will last for years to come!