



GRASSROOTS
REALTY GROUP

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2022 50 Avenue SW
Calgary, Alberta

MLS # A2327783



\$1,295,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,348 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Vinyl Windows		

Inclusions: tv wall mounts

Welcome to modern farmhouse luxury in the highly sought-after community of Altadore, where thoughtful design, exceptional craftsmanship, and an outstanding inner-city location come together beautifully. The bright, open-concept main floor features soaring 10-foot ceilings, wide-plank flooring, floor-to-ceiling windows, and a layout perfectly suited for both everyday living and entertaining. At the heart of the home, the chef-inspired kitchen showcases high-end stainless steel appliances, expansive quartz countertops, abundant pantry storage, and an oversized central island, flowing seamlessly into the dining area and inviting living room with a modern gas fireplace and striking feature wall. A spacious mudroom with custom built-ins adds everyday functionality, while the impressive front-entry staircase creates a memorable first impression and highlights the home's generous width. Upstairs, three well-sized bedrooms include a stunning primary retreat with dual walk-in closets and a spa-inspired ensuite complete with a freestanding soaker tub, dual vanities, glass-enclosed shower, and private water closet. Two additional bedrooms share a full bathroom, while the thoughtfully designed upper-level laundry room adds convenience. The fully developed lower level offers a large media and recreation area, along with a dedicated home office providing flexibility for work, fitness, or play. Oversized sliding doors extend the living space outdoors to a large rear deck with railing and a beautifully finished, low-maintenance yard with artificial turf, ideal for entertaining or relaxing. Recent upgrades include central air conditioning, a garage-installed EV charger, and a water-conditioning system, enhancing both comfort and efficiency. Finished with premium materials, custom cabinetry, high-quality appliances, and carefully selected fixtures throughout, this move-in-ready

home delivers an exceptional Altadore lifestyle just steps from shopping, dining, parks, Marda Loop, the dog park, and only minutes from downtown.