



GRASSROOTS
REALTY GROUP

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2004 51 Avenue SW
Calgary, Alberta

MLS # A2331753



\$1,549,900

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,223 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

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 an open and spacious

walk-through 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, including a built-in SAUNA. 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.