\$1,275,000 - 1940 50 Avenue Sw, Calgary

MLS® #A2245834

\$1,275,000

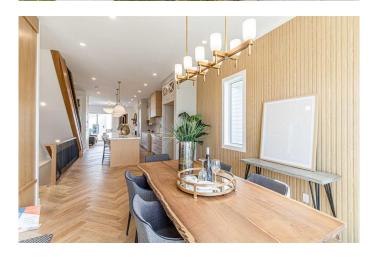
5 Bedroom, 4.00 Bathroom, 1,999 sqft Residential on 0.08 Acres

Altadore, Calgary, Alberta

Welcome to 1940 50 Avenue SW â€" a brand new, meticulously crafted 5-bedroom, 3.5-bathroom home by esteemed inner-city builder Palatial Homes Ltd., located in one of Calgary's most sought-after neighbourhoods. Perfectly positioned across from open green space with a sunny south-facing front yard, this home is a rare blend of luxury, comfort, and convenience. Upon entry, you're welcomed by a bright dining room that opens into a beautifully designed main floor featuring 10-foot ceilings and natural oak herringbone hardwood flooring. The central gourmet kitchen is equipped with porcelain countertops, a full island, full-height cabinetry, and a premium JennAir appliance package, flowing seamlessly into the elegant living room with a brick-accented gas fireplace, custom built-ins, and large sliding patio doors that create a perfect connection for indoor-outdoor living. Step outside to a spacious rear deck and enjoy evenings of entertaining or relaxing in your fully fenced and landscaped backyard. A tiled mudroom and stylish powder room add both function and style to the main level. Upstairs, the primary bedroom is a true retreat with vaulted ceilings, a walk-in closet, and a luxurious spa-inspired ensuite featuring dual porcelain vanities, a freestanding tub, walk-in tiled shower, private toilet, and in-floor heating. Two additional bedrooms share a convenient Jack & Jill bathroom, and a dedicated laundry room completes the upper floor. The fully







finished basement offers flexible living with two more bedrooms, a full bathroom, a wet bar, and a generous family roomâ€"perfect for hosting, guests, or movie nights. Outside, a triple detached garage with epoxy-coated floors and a stunning exterior finished with brick and Hardie board siding adds curb appeal and lasting durability. Just steps from top-tier amenities like Glenmore Aquatic Centre, Athletic Park, Tennis Dome, Flames Arenas, and excellent schools, this home delivers the best of luxury, location, and lifestyle.

Built in 2025

Essential Information

MLS® # A2245834 Price \$1,275,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,999
Acres 0.08

Year Built 2025

Type Residential Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 1940 50 Avenue Sw

Subdivision Altadore
City Calgary
County Calgary
Province Alberta
Postal Code T2T 2w2

Amenities

Parking Spaces 3

Parking Triple Garage Detached

of Garages 3

Interior

Interior Features Built-in Features, Chandelier, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl

Windows, Walk-In Closet(s), Wet Bar, Bidet

Appliances Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Humidifier,

Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating In Floor, Forced Air

Cooling Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Barbecue

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Brick, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 5th, 2025

Days on Market 2

Zoning R-C2

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.