

# \$840,888 - 1750 50 Avenue Sw, Calgary

MLS® #A2208559

**\$840,888**

3 Bedroom, 4.00 Bathroom, 1,627 sqft  
Residential on 0.00 Acres

Altadore, Calgary, Alberta

Open houses SAT 12-2 SUN 11-1. Set in Altadore, this 3-storey townhome by RNDQR offers over 2,200 sqft of well-designed, functional space with a fresh, modern feel. The main floor is open and bright, featuring wide-plank hardwood, large windows, and a seamless flow from the living and dining areas into a perfect kitchen with quartz counters, custom cabinetry, a gas range, and high-end appliances.

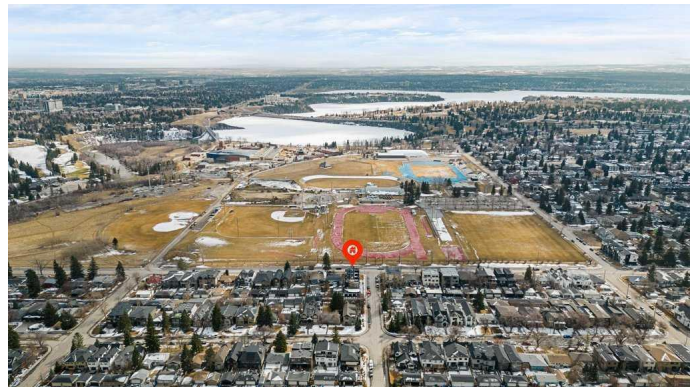
Out front, a large private yard perfect for gardening, relaxing, or bocce.

On the second level, you'll find a comfortable primary suite with a 4-piece ensuite and walk-in closet. A second bedroom, full bathroom, and laundry area complete the floor.

Upstairs, the third-level bonus room gives you options—it can easily be used as a home office, second living room, or converted into another bedroom. From there, step out onto your private rooftop patio with views of the mountains and Glenmore Athletic Park.

The fully finished basement adds even more versatility with a third bedroom, full bathroom, and a rec space that works well as a guest area, gym, or cozy media room.

Just steps from River Park, Sandy Beach, and Monogram Coffee—this location makes it



easy to live, work, and unwind.

Built in 2018

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2208559      |
| Price          | \$840,888     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,627         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1750 50 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 2W1           |

### **Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | None                                 |
| Parking Spaces | 1                                    |
| Parking        | Alley Access, Single Garage Detached |
| # of Garages   | 1                                    |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Separate Entrance |
| Appliances        | Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings                                  |
| Heating           | Forced Air, Natural Gas   |

|                 |                  |
|-----------------|------------------|
| Cooling         | Central Air      |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Family Room, Gas |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard |
| Lot Description   | Front Yard                          |
| Roof              | Flat                                |
| Construction      | Cedar, Mixed, Stucco, Wood Frame    |
| Foundation        | Poured Concrete                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 5               |
| Zoning         | DC              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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