

# \$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

**\*\* OPEN HOUSE:** Wednesday, August 27th 5-7pm, Saturday, August 30th 12-2pm, Sunday, August 31st 1-3pm and Monday, September 1st 12-3pm **\*\* Welcome to 1940 50 Avenue SW** – 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 Bidet, 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  
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 24  
Zoning R-C2

### Listing Details

Listing Office eXp Realty

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