

1636 50 Avenue SW  
Calgary, Alberta

MLS # A2274566

**\$1,179,900**



|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Metal Siding , Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Vinyl Windows |                   |      |
| <b>Inclusions:</b> | Wall mounted A/C unit in primary bedroom  |                   |      |

Offers subject to viewing. Incredible opportunity to redevelop this 63'x121' corner lot facing Glenmore Athletic Park and only steps to River Park, Sandy Beach and Altadore Elementary School. Zoned RCG, this property offers an array of redevelopment opportunities. This super solid 4-level split with a single attached garage and five bedrooms offers a very livable home (current owners have been here for 14 years). Hardwood floors, open kitchen with replaced cabinets, granite countertops, newer backsplash and stainless steel appliances. Renovations to both baths, a beautiful full-height fireplace in the living room, a finished lower level with two bedrooms, a family room, and a small gym/flex room. New roof, newer on-demand boiler, high-efficiency furnace and more. Excellent holding property or redevelop now. Note: The access road to Glenmore Athletic Park across the street will be permanently closed. Offers are subject to viewing. Offers are subject to viewing. No sign on property.