

2036 51 Avenue SW
Calgary, Alberta

MLS # A2282669



\$1,010,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,302 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Parquet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases		

Inclusions: n/a

Situated on a quiet street in desirable North Glenmore Park you will find this spacious renovated 1962 bungalow with 1300 square feet of main floor living space!! Buyers looking for a single family home on a VERY large lot (double lot R-CG zoning - 6921 SQ FT!) with a big private yard and new oversized double garage(2022) will also love the location with walking distance to Glenmore Athletic Park, River Park, Sandy Beach, playgrounds, golf, shopping, restaurants and schools. Its inner city location has easy access to downtown, transit and major routes west and south. Lots of natural light brightens the main level of this home which consists of a large family room, a kitchen with eat-up bar, dining area & lots of storage, a flex room that can be used as a den/office, 2 good-sized bedrooms and a renovated 5-pc bathroom. The lower level is comprised of 2 additional bedrooms, a 3-pc bathroom, lower family room, walk up bar and recreation area, storage cabinets and laundry/utility room. There have been many thoughtful upgrades to this home including most recently electrical panel (2023), staircase and railing (2024), new hot water tank (2024), back door and some windows. Great house for entertaining both indoors and out. Quick possession is possible!!