1616 50 Avenue SW

Calgary | Active | MLS® A2349818

$1,899,990









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**2,565.83 sq. ft.**

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Listed by Royal LePage METRO

A closer look

IT’S SHOWTIME! This is not your average infill. Situated on an impressive 31.5-ft-wide lot, this exceptional home offers over 3,800 sq. ft. of beautifully finished living space, complemented by an extensive list of luxury upgrades and thoughtful design details throughout. Step inside to a spacious and welcoming foyer that leads into an elegant dining room, complete with access to a butler’s pantry and an additional pantry for exceptional storage. The gourmet kitchen is truly a chef’s dream, featuring high-end built-in appliances, extensive cabinetry and a massive island that seamlessly connects to the bright and inviting living area. Patio doors open directly to the beautifully landscaped backyard, creating an ideal setting for everyday living and entertaining. The living room is anchored by a gas fireplace with custom built-ins, creating a warm and sophisticated focal point. The main floor also features a dedicated office, stylish powder room and functional mudroom with a pet washing station, providing the perfect balance of luxury and practicality. Upstairs, you'll find three spacious bedrooms, each featuring its own ensuite and walk-in closet. The primary suite is a private retreat, offering a luxurious 5-piece ensuite with heated floors, dual vanity, freestanding soaker tub and a steam shower. The additional two bedrooms are equally impressive, each with its own ensuite, walk-in closet and heated flooring. A conveniently located laundry room completes the upper level. The fully finished basement provides even more living space, featuring a large recreation room with wet bar, a spacious bedroom, full bathroom and dedicated storage room. Outside, the fully landscaped backyard offers a private space to relax or entertain, while the double detached garage provides ample parking and storage. A rare combination of lot width, living space, luxury finishes and functionality, this home truly stands apart from the typical infill.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349818
Bedrooms	4
Bathrooms	5
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	2,565.83 sq. ft.
Main Level Finished Area:	1,232.33 sq. ft.
Upper Level Finished Area:	1,333.5 sq. ft.
Below Grade Finished Area:	1,264.17 sq. ft.
Acreage:	No
Lot Area:	3,805 sq. ft.
Lot Frontage:	31'6"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	2611358
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Composite Siding, Concrete
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, See Remarks
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Altadore
Appliances:	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, See Remarks, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 12'6" × 11'2" ·
Main Floor	Foyer · 9'9" × 9'6" ·
Main Floor	Pantry · 7'2" × 6'2" ·
Main Floor	Pantry · 4'10" × 4'3" ·
Main Floor	Kitchen · 16' × 11'7" ·
Main Floor	Living Room · 17'6" × 16'5" ·
Main Floor	Office · 10'7" × 5'1" ·
Main Floor	Mud Room · 9'4" × 6'1" ·
Upper Level	Bedroom - Primary · 14'5" × 14'2" ·

Upper Level	Walk-In Closet · 12'2" × 10' ·
Upper Level	Laundry · 10'2" × 5'8" ·
Upper Level	Bedroom · 12'6" × 12' ·
Upper Level	Bedroom · 13'3" × 12'6" ·
Basement	Game Room · 23'5" × 20' ·
Basement	Bedroom · 14'4" × 11' ·
Basement	Furnace/Utility Room · 9'11" × 7' ·
Basement	Storage · 8'5" × 5'10" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vaulted Ceiling(s), Wet Bar, Wired for Sound
Exterior Features:	BBQ gas line, Other, Private Yard
Patio And Porch Features:	Deck, Front Porch, See Remarks
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C1
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1616-50-avenue-sw-calgary-a2349818/

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