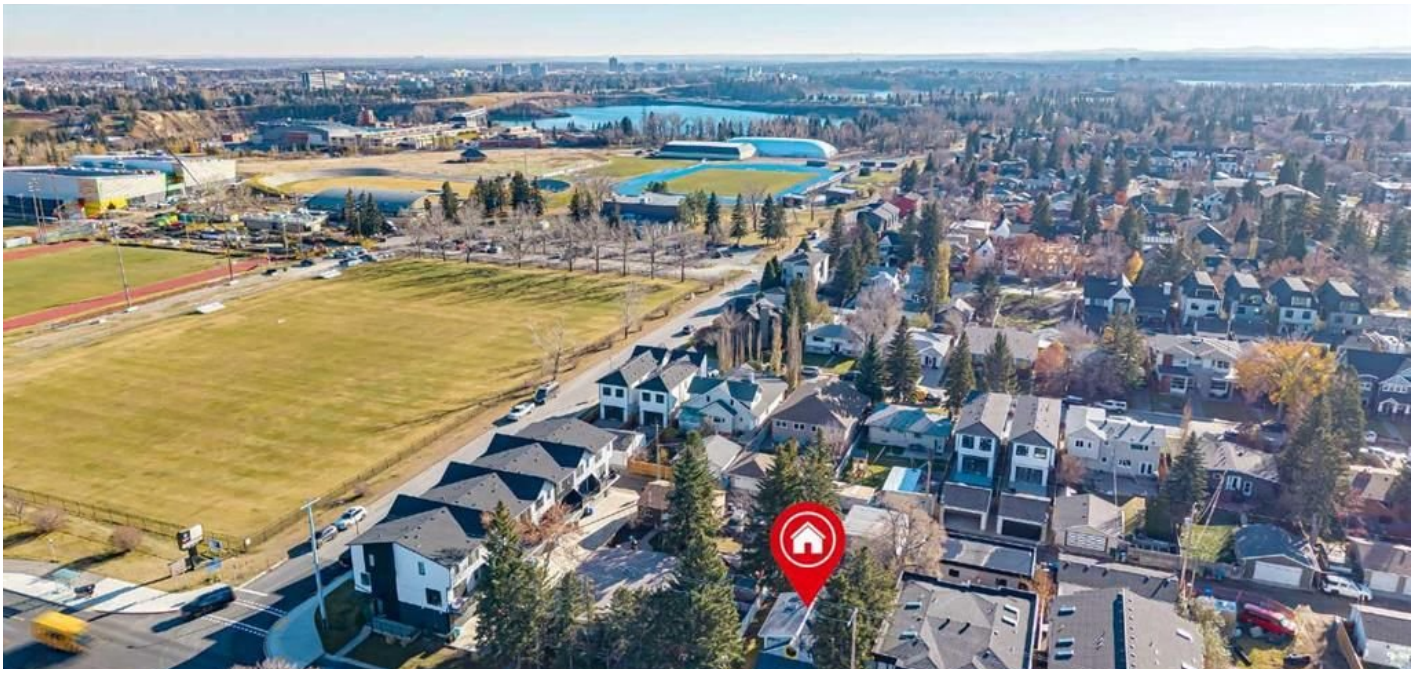
2017 50 Avenue SW

Calgary | Active | MLS® A2357256

$879,500









Bedrooms	Bathrooms	Year Built	Living area
3	2	1949	1,470.58 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Location is everything and the location of this property will not disappoint! Terrific holding property ideal for redevelopment! Located in highly sought after North Glenmore Park, this unique home is ready for your ideas! Situated on an oversized 50' x 139’ estate lot - this is a1940’s 3-bedroom home with postmodern & contemporary updates and a traditional floorplan. Zoned R-C2 as a permitted use for a duplex allowing for 1 secondary legal suite each under City of Calgary low-density residential guidelines & subject to approval and permitting by the city. The large lot will allow for more outdoor living space.

The main level has a large living room, traditional dining room, kitchen with breakfast nook and 3 pc bath. There is a front foyer and a mudroom off the back, perfect for Calgary’s changing climate. On the upper level is 3 bedrooms, a 4pc bath, Features found throughout the home include - storage built-ins, sloped ceilings in the bedrooms, skylights and original hardwood in the primary.

Fully finished with separate furnace the converted 2 storey garage currently houses an art/craft studio, office and large living area. Ideal for workspace, storage, office space or hang out for older kids. The possibilities for this large flex space are endless! A 5-minute minute walk to Glenmore Athletic Park, Glenmore Aquatic Centre and Elbow River Pathway. Walking distance to Lakeview Golf Course. Enjoy quick proximity to Rockyview General Hospital, Mount Royal University, and major transportation routes. Close to all levels of public and private schools including Masters Academy and Rundle College. Some images in this listing have been virtually staged to showcase the home's potential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357256
Bedrooms	3
Bathrooms	2
Year Built	1949
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:	1 and Half Storey
Total Living Area:	1,470.58 sq. ft.
Main Level Finished Area:	854.03 sq. ft.
Upper Level Finished Area:	616.55 sq. ft.
Below Grade Finished Area:	246.18 sq. ft.
Acreage:	No
Lot Area:	6,921 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Levels:	One and One Half
Total Rooms Above Grade:	6
Year built:	1949 (Age: 77)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	6120AK
Heating:	Forced Air
Basement:	Partial, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Decorative, Living Room, Mantle, None
Garage:	Yes
Garage Spaces:	0
Parking:	Double Garage Detached, Driveway, Off Street, On Street
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, Sink
City Quadrant:	Southwest
Community:	North Glenmore Park
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Breakfast Nook · 9'8" × 8' ·
Main Floor	Dining Room · 14'3" × 9'11" ·
Main Floor	Kitchen · 17'2" × 9'6" ·
Main Floor	Living Room · 18'7" × 17'3" ·
2nd Floor	Bedroom · 11'2" × 9'7" ·
2nd Floor	Bedroom · 12'9" × 11'7" ·
2nd Floor	Bedroom - Primary · 13'6" × 13'2" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Golf, Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths

Interior Features:	Breakfast Bar, Built-in Features, Chandelier, Skylight(s), Vaulted Ceiling(s)
Exterior Features:	Playground, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C2
Listed Date:	Nov 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2017-50-avenue-sw-calgary-a2357256/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.