

1807 50 Street NW
Calgary, Alberta

MLS # A2233335



\$695,000

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|------------------|---------------------------------|---------------|------------------|
| Division: | Montgomery | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,491 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | - | | |
| Lot Feat: | Street Lighting | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 225 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Double Vanity, Kitchen Island, Walk-In Closet(s), Wet Bar | | |

Inclusions: Mini Fridge in Basement, Security Cameras, Front Doorbell Camera

****CANCELLED OPEN HOUSE, Seller accepted offer***** Welcome home to 1807 50 Street NW! This beautiful 3-bedroom, 3.5-bathroom home with a FULLY DEVELOPED BASEMENT WITH A WET BAR offers a thoughtfully designed layout and quality finishes throughout, making it an ideal space for family living and entertaining. The main floor is bright and open, seamlessly connecting the living room, kitchen, and dining area. The kitchen is a true highlight, featuring an expansive WATERFALL ISLAND, quartz countertops, a gas range, stainless steel appliances, and plenty of cabinet space — a dream space for cooking and gathering with friends and family. Upstairs, you'll find a convenient laundry area that makes everyday chores a breeze. The second level offers a spacious bedroom with a walk-in closet and a four-piece ensuite, making it an ideal space for guests or family. The primary suite is a serene retreat, featuring large windows that fill the room with natural light, a spa-inspired five-piece ensuite with a glass-and-tile shower, a double vanity, and a walk-in closet, providing a relaxing space to unwind at the end of the day. The fully developed basement is designed for entertainment and relaxation, offering a large recreation room with a wet bar — ideal for hosting friends or enjoying cozy nights with family. An additional bedroom with a walk-in closet and a four-piece bathroom complete this space, making it ideal for guests or older children. Outside, the patio space provides a quiet spot to enjoy summer nights or a morning coffee, adding another area to relax and make memories. Located in the highly desirable community of Montgomery, this home is just moments from Shaganappi Park, the Bow River pathways, and a variety of nearby amenities including grocery stores, restaurants, and shopping. Its convenient location near major

routes like Stoney Trail ensures an easy commute throughout the city. This is an exceptional opportunity to own a beautiful home in one of Calgary’s best-loved neighbourhoods. Book your showing today and experience all that 1807 50 Street NW has to offer!