

2117 51 Avenue SW  
Calgary, Alberta

MLS # A2218620

\$1,010,000

|           |                                                                      |        |                   |
|-----------|----------------------------------------------------------------------|--------|-------------------|
| Division: | North Glenmore Park                                                  |        |                   |
| Type:     | Residential/Duplex                                                   |        |                   |
| Style:    | 2 Storey, Attached-Side by Side                                      |        |                   |
| Size:     | 1,931 sq.ft.                                                         | Age:   | 2013 (12 yrs old) |
| Beds:     | 4                                                                    | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Detached, Garage Door Opener                           |        |                   |
| Lot Size: | 0.07 Acre                                                            |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed |        |                   |

|             |                                                                                                                                                                                                                                                           |            |      |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Fireplace(s), Forced Air                                                                                                                                                                                                                                  | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                                                                            | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                                                           | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                                                                                                                                                                                            | LLD:       | -    |
| Exterior:   | Cedar, Concrete, Stone, Stucco                                                                                                                                                                                                                            | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                                                                                                                                                           | Utilities: | -    |
| Features:   | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound |            |      |
| Inclusions: | N/A                                                                                                                                                                                                                                                       |            |      |

Welcome to 2117 51 Avenue SW, a beautifully crafted semi-detached home offering 2,706 sq ft of luxurious living space. This executive build features high-end finishes, impeccable design, and thoughtful details throughout. Features You'll Love: Main Floor: 9-foot ceilings, elegant engineered oak hardwood, and a cozy gas fireplace with built-ins Kitchen: Gourmet appliances, sleek cabinetry, Island with breakfast bar and a full pantry Upper Floor: 12-foot ceiling primary bedroom with a double-sided fireplace, spa-like ensuite, custom walk-in closet, and two additional spacious bedrooms Office & Laundry: Functional second-floor layout with office and dedicated laundry spaces Fully Finished Basement: Wet bar with wine fridge, media room built-ins, full bath, and large fourth bedroom with walk-in closet Outdoor Oasis: A well-sized deck with a gas line for your BBQ, perfect for summer evenings Parking: Detached double garage for convenience Located in desirable North Glenmore Park, this home is ideal for families, professionals, or anyone looking for elegance and comfort. Don't miss this rare opportunity!