# \$1,215,000 - 2140 54 Avenue Sw, Calgary

MLS® #A2198220

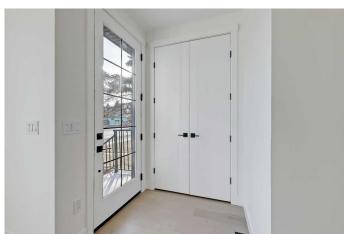
### \$1,215,000

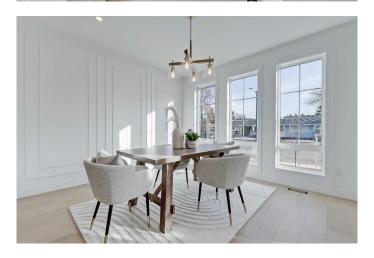
5 Bedroom, 4.00 Bathroom, 2,046 sqft Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

MOVE IN READY - this stunning SOUTH-facing SEMI-DETACHED INFILL w/ a 2-BED LEGAL BASEMENT SUITE (subject to permits & approval by the city) is located in peaceful NORTH GLENMORE! This modern home is perfect for growing families or those looking for a great revenue opportunity w/ the additional suited lower level! Surrounded by inner-city amenities a short drive (if not a walk) away, North Glenmore is the perfect place to raise a family & enjoy a contemporary lifestyle. You're 2 blocks from the Glenmore Athletic Park, Stu Peppard Arena, the Glenmore Aquatic Centre, PLUS River Park, Sandy Beach, & the Reservoir…& did we mention you're only 5 blocks away from the Lakeview Golf Course?! Commuting to the Beltline & Downtown is incredibly convenient. w/ easy access to 14th Street, Crowchild, & Glenmore; & Marda Loop & all its shopping & amenities are only a 4-min drive or 7-min bike ride away! At home during the day, enjoy a flood of light throughout your entire home w/ the South-facing front windows onto the front dining room & into the open-concept kitchen space. The family can spread out in the spacious kitchen w/ a large island w/ bar seating. Enjoy ceiling-height cabinets, quartz countertops, & a full-height tile backsplash that is sure to suit your style. Built-in cabinets under the stairwell provide ample storage space alongside the upper cabinets & lower drawers, plus an additional built-in pantry means you'II always have tons of storage







options. The complete stainless steel appliance package includes a DOUBLE WIDE Full Fridge Full freezer, built-in wall oven/microwave, gas cooktop, & dishwasher. The bright living room is a welcoming hub, w/ large, bright windows & a modern inset gas fireplace w/ built-in shelving custom fireplace surround with inset tile. The rear mudroom features pocket door access from the kitchen for convenience w/ a bench & built-in closet, keeping everyone organized as they head in & out of the rear patio or double detached garage. Upstairs, the primary suite enjoys a vaulted ceiling & large walk-in closet w/ built-in shelving, while the ensuite features a bard door entrance, heated floors, a freestanding soaker tub, a fully tiled shower w/ bench, & quartz counters. The upper floor also includes two secondary bedrooms, a full laundry room w/ a folding counter & optional sink, a main bath 4-pc bath w/ modern vanity & fully-tiled tub/shower, & an open loft/bonus space, perfect for an additional workspace for you or the kids. Enter the lower level through the kitchen or a private, separate entrance off the side of the home. The 2-BED LEGAL SUITE (subject to final approval by the city) features a full kitchen w/ ceiling-height cabinets, a built-in pantry, dual undermount sink, a fridge, electric range, & dishwasher. There's also a spacious living room, a 4-pc modern bath, two good-sized bedrooms, & in-suite laundry w/ sink! All you have to do is move in!

Built in 2024

#### **Essential Information**

MLS® # A2198220 Price \$1,215,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,046 Acres 0.07

Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 2140 54 Avenue Sw

Subdivision North Glenmore Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E 1L7

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Chandelier, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl

Windows, Walk-In Closet(s), Beamed Ceilings, Tray Ceiling(s)

Appliances Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood,

Refrigerator

Heating Forced Air Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Private, Rectangular Lot

Roof Asphalt

Construction Cement Fiber Board, Concrete, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 28th, 2025

Days on Market 80

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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