# \$1,249,000 - 2130 54 Avenue Sw, Calgary

MLS® #A2200209

## \$1,249,000

5 Bedroom, 4.00 Bathroom, 2,014 sqft Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

Welcome to the epitome of urban elegance!! Construction is now complete on this stunning semi-detached inner city infill nestled in a charming and highly sought after inner city community. As an added advantage - this home comes with a LEGAL BASEMENT SUITE (pending final approval and permits from the City of Calgary), which provides an excellent opportunity for additional income or an ideal space for guests!! Located in the heart of the city, this residence offers the best of both worlds - a tranquil neighbourhood setting, while being in close proximity to the vibrant pulse of downtown life, local shops and Sandy Beach Park. Designed with meticulous attention to detail, this luxury home boasts a contemporary aesthetic. Upon entry you will appreciate the open floor plan which is perfect for entertaining. The heart of the home is a chef's delight! A state-of-the-art kitchen equipped with a MASSIVE quartz island, Butler's Pantry and JennAir Professional appliances. Premium finishes will inspire culinary creativity. The patio doors at the rear of the home lead you to your backyard sanctuary where you can entertain late into the SUMMER EVENINGS. The upper bedrooms are designed for tranquility, featuring ample space, and large windows that invite the outdoors in. The primary, with a large walk-in closet is BEAUTIFUL with its elevated window line and tree scape. The lower level features a full kitchen, spacious living area, bathroom + two bedrooms at opposite ends of the home







for added privacy. Enjoy the convenience of being just moments away from popular amenities, trendy boutiques, cafes, Chinook Centre, and entertainment options. With stunning finishings; completed hydronic heated flooring in the basement, a steam shower, heated flooring in your ensuite + central air to offset those hot Calgary Summers ~ this home is not one to miss!!

#### Built in 2024

#### **Essential Information**

MLS® # A2200209 Price \$1,249,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,014

Acres 0.07 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 2130 54 Avenue Sw Subdivision North Glenmore Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E1L7

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop,

Refrigerator, Washer

Heating In Floor, Forced Air, See Remarks

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement See Remarks, Suite

#### **Exterior**

Exterior Features Other

Lot Description See Remarks

Roof Asphalt Shingle

Construction See Remarks

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 8th, 2025

Days on Market 60

Zoning R-CG

## **Listing Details**

Listing Office The Real Estate District

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