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

MLS® #A2198220

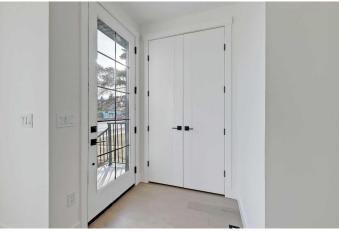
\$1,215,000

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 |
| Туре | 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 | Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(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 |
| Factorian | |

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 | 110 |
| Zoning | R-CG |

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.