

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

MLS® #A2198220

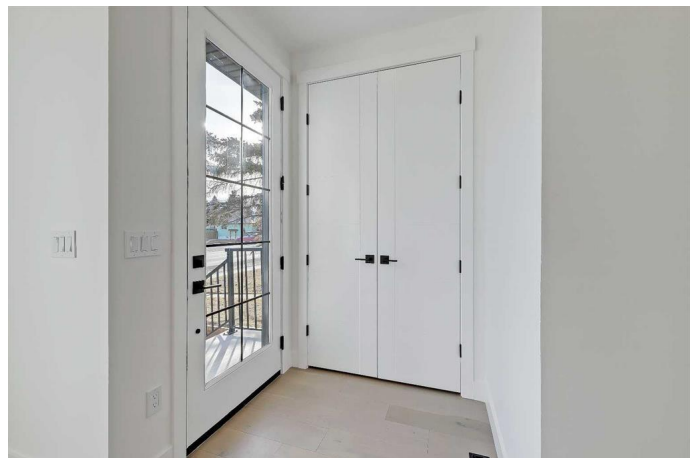
\$1,215,000

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. Youâ€™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 youâ€™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 youâ€™ll 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. Thereâ€™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, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Beamed Ceilings, Chandelier, Double Vanity, Recessed Lighting, Tray Ceiling(s), Vaulted Ceiling(s) |
| Appliances | Dishwasher, Microwave, Range Hood, Refrigerator, Oven-Built-In, Gas Cooktop |
| Heating | Forced Air |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Exterior Entry, Suite |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

| | |
|-----------------|--|
| Lot Description | Back Lane, Back Yard, Landscaped, Private, Rectangular Lot |
| Roof | Asphalt |
| Construction | Concrete, Wood Frame, Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 105 |
| Zoning | R-CG |

Listing Details

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|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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