

\$1,199,900 - B, 2135 53 Avenue Sw, Calgary

MLS® #A2253994

\$1,199,900

5 Bedroom, 5.00 Bathroom, 1,988 sqft
Residential on 0.07 Acres

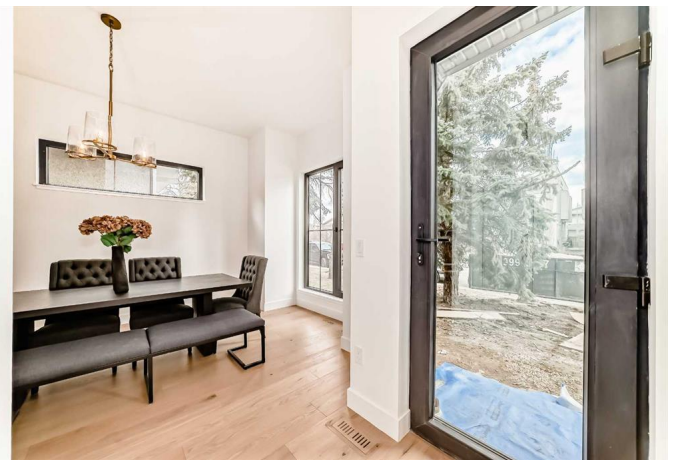
North Glenmore Park, Calgary, Alberta

Stunning New Build in North Glenmore Park! Imagine starting your day in this stunning, 4-bedroom, 4-bathroom home, nestled in a vibrant neighborhood where luxury meets comfort. As you step through the front door, you™re greeted by the spacious dining area, filled with natural light streaming through the large windows. The bright, open space is the perfect spot to enjoy your morning coffee from your sleek coffee bar in the gourmet kitchen.

The kitchen is a dream with stainless steel appliances, high-end finishes, and a large center island, making it ideal for preparing meals or hosting guests. Whether you're cooking a family dinner or just relaxing at the breakfast bar, this space is the heart of the home. Open shelving and built-in storage throughout the house ensure that everything has its place, adding both style and function. Throughout the day, you™ll find yourself enjoying the warm sunlight that fills every room. The family room, just off the kitchen, offers a cozy spot to unwind by the modern fireplace, or take in the view of the backyard through the oversized glass doors.

When it™s time to retreat, head to your primary bedroom, where you™ll be enveloped by vaulted ceilings that add an air of grandeur. The ensuite is an oasis, complete with a double vanity, soaking tub, and separate shower – the perfect place to relax after a long day.

Don™t forget the fully legal basement suite



with its own kitchen, bathroom, and private entrance, making it a fantastic opportunity for extra income or a guest space.

With over 1900 square feet of luxury living space, this home is a true gem, offering the perfect balance of modern design, functionality, and comfort. Whether youâ€™re hosting friends, relaxing with family, or enjoying some quiet time, this house is designed for every moment of your day. Donâ€™t miss your chance to own this exceptional home in one of the city's most desirable areas!

Built in 2025

Essential Information

MLS® #	A2253994
Price	\$1,199,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,988
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	B, 2135 53 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1K9

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	25
Zoning	R-C2

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.