



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2332 54 Avenue SW
Calgary, Alberta

MLS # A2215437



\$924,900

Division:	North Glenmore Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,859 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Low Mainten		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Shelves in the wet bar area and upstairs office

This Cardel built home shows great attention to detail and quality. The main level of this home offers 9' ceilings, engineered hard wood flooring, pot lights and a great room layout. When you first enter the home you are greeted by a slate entry and a large front hall closet with organizer. The den is located right off the front door ideal if a client is coming over. The den has hardwood flooring and french doors for privacy. The living room is located at the back of the house and offers a gas fireplace and is well layout for entertaining. Kitchen has a 4 person island with built in microwave, granite counter top, gas stove with dual ovens, french door fridge and a feature hoodfan. There is a good sizing eating area with room for a table to host the holidays. Tile rear entry is well set up for day to day use with a wall to prevent the outdoor draft coming in. Basement of this home has 9' ceilings, wet bar with wine fridge, bright family room, 4pc bathroom and a guest bedroom with a walk in closet. Primary bedroom has room for a king sized bed, two walk in closets with custom organizers and a 5 pc ensuite. The ensuite has a feature soaker tub, marble counter tops, two sinks and an oversized shower with a built in seat and a rain shower head. There is 2 other bedrooms upstairs, main 4pc bath, and a laundry room. The upper level is very bright thanks to the skylight above the stairs. Features of this home include reverse osmosis water system, on demand hot water and an irrigation system. There is a 20x21 detached garage that is drywalled and has a large window ideal for handyman projects. Excellent low maintenance landscaping with exposed aggregate walk ways. Good sized private rear yard. Easy walk to the river, reservoir and off leash area. Short bike ride to Sandy Beach and Marda Loop. Quick access to downtown and the mountains.

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