



GRASSROOTS
REALTY GROUP

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2426 53 Avenue SW
Calgary, Alberta

MLS # A2248153



\$1,099,000

Division:	North Glenmore Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,908 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

**** OPEN HOUSE:** Jan. 15th 3-5pm, Jan. 16th 2-4pm and Jan 18th 1-3pm ****** Welcome to 2426 53 Ave – A Perfect Blend of Modern Design and Community Living. Nestled in one of the area’s most desirable and family-friendly neighborhoods, this newly built home offers the ideal combination of style, functionality, and location. With over 1,900 sq. ft. above grade, this thoughtfully designed property features 4 bedrooms and 3.5 bathrooms, providing ample space for both everyday living and entertaining. Step inside to an open and welcoming living room complete with custom built-ins and a cozy fireplace – perfect for family gatherings or quiet evenings in. At the heart of the home is the gourmet kitchen, outfitted with full-height cabinetry, a large quartz island, high-end appliances, and sleek quartz countertops. Adjacent to the dining area, sliding patio doors open to a sunny back deck, seamlessly blending indoor and outdoor living. The main floor also includes a practical mudroom and a stylish powder room for added convenience. Upstairs, the primary suite offers a true retreat with a vaulted ceiling, feature wall, walk-in closet, and a spa-inspired ensuite complete with soaker tub, dual vanities, and a walk-in shower. Two additional bedrooms, a full bathroom, laundry room, and built-in desk make the upper level as functional as it is beautiful. The fully finished basement offers even more living space, featuring a second living room with built-ins and electric fireplace, wet bar, home gym, fourth bedroom with walk-in closet, and a full bathroom – perfect for guests, teens, or extended family. Outside, enjoy a landscaped and fenced backyard with space to relax or entertain, and a double detached garage for secure parking and additional storage. Located in a vibrant community with parks, schools, and amenities nearby, this home also offers quick and easy

access to Crowchild Trail—making your daily commute or weekend plans stress-free. Measurements and photos are from unit next door (2424 53 Ave SW).