



2426 53 Avenue SW
Calgary, Alberta

MLS # A2248153



\$1,099,000

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|------------------|--|---------------|------------------|
| 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: Saturday, Feb. 18th 3-5pm **** Welcome to 2426 53 Ave this home is 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).