



GRASSROOTS
REALTY GROUP

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2038 54 Avenue SW
Calgary, Alberta

MLS # A2257733



\$999,999

Division:	North Glenmore Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,740 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Chandelier, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s)

Inclusions: n/a

Ideally located in the wonderful community of North Glenmore Park, this 3 +1 bedroom custom built infill is beautifully appointed. The front door opens to a generous entrance way opposite a lovely dining room overlooking the fully landscaped front yard. The open concept floor plan flows smoothly from the dining room to the spacious kitchen with custom hoodfan and large island, perfect for entertaining. It then moves to the beautiful living room overlooking the fully fenced in and manicured backyard and porch. The abundance of natural light highlights the engineered oak hardwood floors, quartz counters and lovely light fixtures & plentiful cabinetry. The upper floor master bedroom is a true oasis with a lovely ensuite and spacious walk in closet. The other two bedrooms are generously sized with the main bath easily accessible to both. Upper laundry and nook finish off the upper level nicely. The basement is fully finished with a family room and wet bar, bedroom, bathroom, nook and storage. The oversized garage, fully fenced in & landscaped yard with underground sprinkler system finishes this property off very nicely. Hard to beat this amazing location which is close to a plethora of schools, bike pathways, public pool, running track, transit, hockey & curling arenas and be 7 min from DT. Book your appointment today!