



GRASSROOTS
REALTY GROUP

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

2340 54 Avenue SW
Calgary, Alberta

MLS # A2267956



\$845,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Tucked away in highly desirable North Glenmore, this 1959 bungalow is a true gem. Set on a generous 52' x 117 ft lot with RC-G zoning, it offers flexibility for future development. The home has been tastefully updated with a custom kitchen, a sunny rear deck perfect for entertaining, and an extended garage providing plenty of storage or workshop space. The finished basement adds versatility with its own bedroom and kitchen. Ideal for guests, multi-generational living, or added income potential. Just steps from Glenmore Athletic Park and the Reservoir, with easy access to Crowchild Trail, this location offers a rare blend of quiet residential living and unbeatable city connectivity.