



**2323 53 Avenue SW
Calgary, Alberta**

MLS # A2279055



\$1,269,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	2026 (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, City Lot, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Steam Room, Vinyl Windows		
Inclusions:	na		

Welcome to 2323 53 Avenue SW — A brand new home with over 3000 sqft of developed space with south facing backyard that brings you luxury, everyday comfort, and convenience. You're welcomed by a bright dining area with a chandelier and a large window for natural light that connects to the main floor featuring a 10-foot ceiling, a well-equipped gourmet kitchen comes with a 15 foot island, quartz countertops, full height cabinetry , and a premium Kitchen Aid appliance package. The open concept connects the kitchen to the living area with a gas fireplace, custom built-ins, and large sliding patio doors that create a perfect space for entertaining. Going through the doors, you are greeted by a large full-size patio and backyard fully fenced and landscaped for your quality family time. Upstairs, the primary bedroom is a luxurious retreat with vaulted ceilings, a walk-in closet, and a luxurious ensuite featuring dual vanities, a freestanding tub, a walk-in shower with a rainfall showerhead, and in-floor heating. Upper floor features a 9-foot ceiling and 8 feet doors, a bonus room, two additional bedrooms, a full bathroom, and a dedicated laundry room with a sink. The fully developed basement includes a rec room with a wet bar, a gym, a full bathroom, and a fourth bedroom ideal for movie nights and hosting guests. Additional features include a speaker system, an AC rough-in , and a double detached garage. Close to schools, Glenmore Athletic Park, and Tennis Dome. Don't miss this excellent opportunity to own this remarkable home.