



**2136 53 Avenue SW**  
**Calgary, Alberta**

**MLS # A2299451**



**\$1,145,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,965 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Rectangular Lot		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** TV wall Mounts, Negotiable: Sonos system (outdated tech), TV mounted in basement

Perfectly positioned in desirable North Glenmore Park, this beautifully designed infill offers over 2,600 sq ft of developed living space just steps from the Glenmore Reservoir pathways and Aquatic Centre, along with some of Calgary's best recreation amenities. Enjoy a highly walkable lifestyle with close proximity to the Glenmore Aquatic Centre, Stu Peppard Arena, the new Glenmore Twin Arenas (currently under construction), the outdoor track and field facility, Tennis Centre, Garrison Curling Club, Crowchild Twin Arenas, and the Elbow River pathway system connecting to the Glenmore Reservoir. Nearby golf options include Earl Grey Golf Club and Lakeview Golf Course, along with excellent local schools including two high schools and St. James School. Inside, the home showcases exceptional craftsmanship and modern design. The main level features 9-foot ceilings and engineered hardwood flooring throughout, creating a bright and welcoming atmosphere. A spacious front dining area flows seamlessly into the heart of the home — a chef-inspired kitchen complete with Bosch and GE appliances, gas cooktop, wine fridge, extended cabinetry, soft-close drawers, and a striking quartz waterfall island with seating for six. The lifestyle living room centers around a custom gas fireplace and includes built-in speakers, upper transom windows, and easy access to both the mudroom and outdoor living space. A striking architectural double-stringer staircase with exposed paralam treads and sleek glass railing leads to the upper level. Upstairs, vaulted ceilings and skylights create an open and airy feel. Two spacious children's bedrooms share a well-appointed 4-piece bathroom, while a convenient upper-level laundry room is tucked behind a stylish barn door. The front primary retreat offers a walk-in closet designed for two and a spa-inspired 5-piece ensuite featuring a

freestanding tub, oversized tiled shower, and dual vanities. The fully developed lower level is ideal for entertaining, complete with a large recreation room, wet bar, fourth bedroom, 4-piece bathroom, and additional storage. Outside, the garden-sized deck provides the perfect space for summer evenings or cozy fall gatherings, while the double detached garage completes the property. With quick access to downtown and close proximity to local shops, Wild Rose Brewery, The Garrison Pub & Eatery, and the vibrant amenities of Marda Loop, this home offers the perfect balance of luxury living and an active Calgary lifestyle.