



**2345 53 Avenue SW**  
**Calgary, Alberta**

**MLS # A2133426**



**\$1,250,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | North Glenmore Park                    |               |                  |
| <b>Type:</b>     | Residential/House                      |               |                  |
| <b>Style:</b>    | 2 Storey                               |               |                  |
| <b>Size:</b>     | 1,964 sq.ft.                           | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 5                                      | <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 Yard, Front Yard, Rectangular Lot |               |                  |

|                    |                                     |                   |      |
|--------------------|-------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame | <b>Zoning:</b>    | R-C2 |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -    |

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** n/a

STUNNING 5-BED MODERN FARMHOUSE w/ SOUTH BACKYARD, MOVE IN READY IN NORTH GLENMORE! A bright and open floorplan spans across 3 levels of well-thought-out design, including the main floor w/ 10-ft painted ceiling, HERRINGBONE HARDWOOD, a spacious mudroom w/ a built-in closet, an upper primary suite w/ a high vaulted ceiling, and an expansive basement w/ full wet bar! North Glenmore is an incredible community for families of any size, with inner-city living complimented by large lots and mature trees. Commuting to the Beltline and Downtown is incredibly convenient, with easy access to 14th Street, Crowchild, and Glenmore; and Marda Loop and all its shopping and amenities are only a 4-min drive, or 7-min bike ride, away! The lifestyle and upscale living this modern townhome offers won't be found anywhere else! Two blocks away from the Glenmore Athletic Park, Stu Peppard Arena, the Glenmore Aquatic Centre, the best off-leash dog park in the city, PLUS River Park, Sandy Beach, the Reservoir; and did we mention you're only 5 blocks away from the Lakeview Golf Course?! For active families looking for luxury and convenience, this is the brand-new infill for you! The main floor welcomes you into the home w/ herringbone hardwood & views into the dedicated dining room. Just steps inside, the central kitchen is stunning! The full-height cabinetry sits alongside a modern quartz backsplash w/ an upgraded KitchenAid appliance package (includes a French door refrigerator, a gas range, custom hood fan, microwave drawer, and dishwasher). An extended island offers your family lots of counter space, plus bar seating, w/ a built-in pantry to add to the amount of storage space you have. The spacious living room enjoys a SOUTH-facing 4-panel double slider door and inset gas fireplace w/ low TV

counter. A side mudroom w/ a built-in closet and an elegant 2-pc powder room complete the stunning main floor. Up to the second level, you're greeted with hardwood floors, modern vertical railings opening into the bonus room w/ large, high transom windows allowing for plenty of natural light, w/ easy access to the upper laundry room, two secondary bedrooms w/ built-in closets, and a main 4-pc bathroom w/ modern vanity and tub/shower combo w/ full-height tile surround. The primary suite is everything you want in an intimate, relaxing space, complete w/ oversized window, a high vaulted ceiling, an oversized long walk-in closet w/ built-in shelving, plus an incredible 5-pc ensuite w/ heated tile floors, dual vanity, free-standing soaker tub, and a walk-in shower w/ bench and steam. Family time and weekend hockey games are best enjoyed in the fully equipped basement family room, with HARDWOOD FLOORS , a roughed-in sound system & a full wet bar. There are also TWO ADDITIONAL bedrooms and a 4-pc bath. FULLY LANDSCAPED & rare rough-in for GAS heater in the garage, this stunning, contemporary home is everything you and your family want & need! Book your private showing and move in today!