



**2135 54 Avenue SW**  
**Calgary, Alberta**

**MLS # A2149357**



**\$869,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	1959 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Garden		

<b>Heating:</b>	Forced Air, Natural Gas, Other	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** Bar Fridge in Basement

Open House Saturday, July 20th from 1pm-4pm! Amazing opportunity for families, investors, or developers. 3 bed 2 bath Bungalow in the heart of North Glenmore Park. The property is situated on a generous 50' X 120' south-facing backyard lot. This very well-maintained bungalow never been sold before since has been bought in 1964. The main floor features an open space living, dining room and a kitchen which looks at the beautiful patio. From the kitchen you walk out through the back door to the patio and garden area, great space for entertainment. At the back of the property an oversized double detached garage with ample space for storage, adding both functionality and convenience. Just beside the garage a concrete pad which can fit two cars. The lower level is totally finished with one bedroom and one bathroom, a sitting area and good size bar for entertainment. This exceptionally well-located property is a short walk to highly regarded off leash River Park, Sandy Beach, the Glenmore Reservoir, Lakeview Golf Course, Earl Grey Golf Club, the Glenmore Athletic Park & Tennis courts, Track stadium, swimming pools, nearby schools, parks, playgrounds, max transit bus and provides easy access to major roadways, and is only a 10 mins commute to downtown.