



2420 54 Avenue SW
Calgary, Alberta

MLS # A2202324



\$619,900

Division:	North Glenmore Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	926 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Carport		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Ceiling, Forced Air, Other, See Remarks	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s)		

Inclusions: There are 2 fridges, 1 gas stove, 2 sets of washer and dryers, dishwasher, microwave and hood fan. See remarks, this property could easily be suited.

Properties of this calibre rarely come on the market. This is your chance to live in the close in SW at under 650k in a totally renovated Bilevel style 1/2 duplex that is 3/4's of the way to becoming 2 separate residences. It is also perfect if you have teenage children. The North Glenmore location is ideal, you are few steps to Calgary Transit and multiple bus routes that will take you to every part of the city. Downtown is 10 minutes by bus, 7 minutes by car!! All Schools, shopping, parks, bike paths, Mount Royal University are all within walking distance. Back to the property, the owner put in 3/4 inch redwood hardwood floors in 2010 and refinished them in 2020. He also opened up the kitchen to the living room and replaced all the cabinets, as well as adding undermount lighting. The main floor was totally renovated in 2010, the basement in 2013. Each floor has 2 bedrooms, a full bath with a washer and dryer for each floor. The basement has a newer kitchen that just requires a stove to be built in. This home could easily be suited. Added features include a heating system for the lower level with commercial ceiling radiant panels as well as a "Dricore" subfloor with a composite floating click floor. The main floor ceiling was stripped away and R40 insulation was added from the inside, then a decorative flat sloped ceiling was added. The wood burning fireplace in the living room was converted to gas. With all the renovations done the home was given a high efficiency rating by Enmax. See lister for details. The home was fully fenced in 2013 and a carport with a garage door and storage were built at the same time. It would not take much to turn it into a single garage. All appliances were upgraded with the renovations and the dishwasher was replaced in 2022. The potential for this property is endless, whether you are an investor or a buyer wanting a move in home at a very

affordable close in SW price!