

# \$1,215,000 - 2140 54 Avenue Sw, Calgary

MLS® #A2198220

**\$1,215,000**

5 Bedroom, 4.00 Bathroom, 2,046 sqft

Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

MOVE IN READY - this stunning SOUTH-facing SEMI-DETACHED INFILL w/ a 2-BED LEGAL BASEMENT SUITE (subject to permits & approval by the city) is located in peaceful NORTH GLENMORE! This modern home is perfect for growing families or those looking for a great revenue opportunity w/ the additional suited lower level! Surrounded by inner-city amenities a short drive (if not a walk) away, North Glenmore is the perfect place to raise a family & enjoy a contemporary lifestyle. Youâ€™re 2 blocks from the Glenmore Athletic Park, Stu Peppard Arena, the Glenmore Aquatic Centre, PLUS River Park, Sandy Beach, & the Reservoir& did we mention youâ€™re only 5 blocks away from the Lakeview Golf Course?! Commuting to the Beltline & Downtown is incredibly convenient, w/ easy access to 14th Street, Crowchild, & Glenmore; & Marda Loop & all its shopping & amenities are only a 4-min drive or 7-min bike ride away! At home during the day, enjoy a flood of light throughout your entire home w/ the South-facing front windows onto the front dining room & into the open-concept kitchen space. The family can spread out in the spacious kitchen w/ a large island w/ bar seating. Enjoy ceiling-height cabinets, quartz countertops, & a full-height tile backsplash that is sure to suit your style. Built-in cabinets under the stairwell provide ample storage space alongside the upper cabinets & lower drawers, plus an additional built-in pantry means youâ€™ll always have tons of storage



options. The complete stainless steel appliance package includes a DOUBLE WIDE Full Fridge Full freezer, built-in wall oven/microwave, gas cooktop, & dishwasher. The bright living room is a welcoming hub, w/ large, bright windows & a modern inset gas fireplace w/ built-in shelving custom fireplace surround with inset tile. The rear mudroom features pocket door access from the kitchen for convenience w/ a bench & built-in closet, keeping everyone organized as they head in & out of the rear patio or double detached garage. Upstairs, the primary suite enjoys a vaulted ceiling & large walk-in closet w/ built-in shelving, while the ensuite features a bard door entrance, heated floors, a freestanding soaker tub, a fully tiled shower w/ bench, & quartz counters. The upper floor also includes two secondary bedrooms, a full laundry room w/ a folding counter & optional sink, a main bath 4-pc bath w/ modern vanity & fully-tiled tub/shower, & an open loft/bonus space, perfect for an additional workspace for you or the kids. Enter the lower level through the kitchen or a private, separate entrance off the side of the home. The 2-BED LEGAL SUITE (subject to final approval by the city) features a full kitchen w/ ceiling-height cabinets, a built-in pantry, dual undermount sink, a fridge, electric range, & dishwasher. Thereâ€™s also a spacious living room, a 4-pc modern bath, two good-sized bedrooms, & in-suite laundry w/ sink! All you have to do is move in!

Built in 2024

**Essential Information**

MLS® #	A2198220
Price	\$1,215,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,046
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2140 54 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1L7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Beamed Ceilings
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot
Roof	Asphalt
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	75
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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