

\$899,900 - 2332 54 Avenue Sw, Calgary

MLS® #A2223283

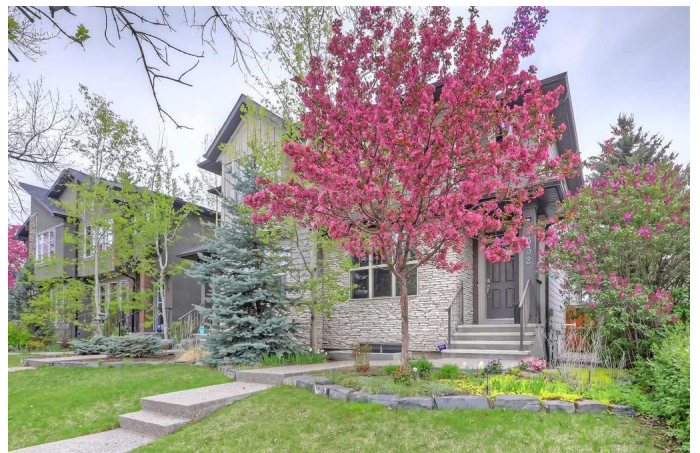
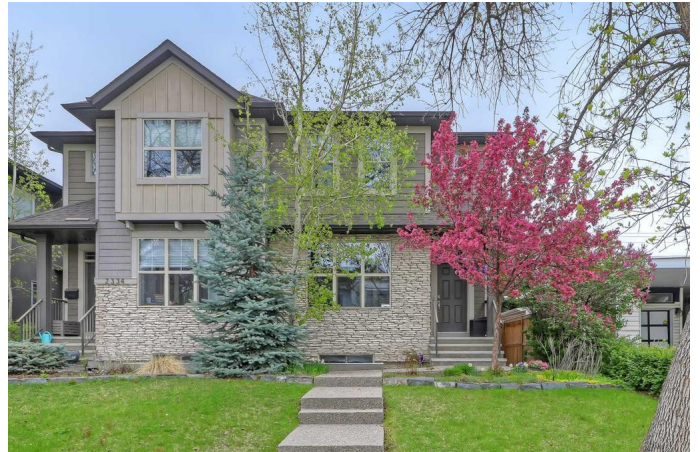
\$899,900

4 Bedroom, 4.00 Bathroom, 1,853 sqft
Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

****OPEN HOUSE SAT & SUN, MAY 24TH & 25TH AT 2-4 PM**** *VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!*

Impeccably maintained and beautifully appointed, this like-new 2-storey semi-detached home in sought-after North Glenmore offers refined style, everyday functionality, and thoughtful design—all for under \$900K! Built by renowned builder Cardel Homes, this home showcases exceptional curb appeal with a Hardie board and stone exterior, mature landscaping, and an exposed aggregate walkway leading to a welcoming front entrance. Inside, a bright tiled foyer opens to wide-plank engineered hardwood floors that flow throughout the main level. A versatile front flex room enclosed by glass French doors is ideal for a home office or formal dining area. The showstopper kitchen features granite countertops, a gas range, full-height cabinetry, a central island with bar seating, and a walk-in pantry conveniently located next to the spacious dining nook. Sunlight fills the open-concept layout through large windows, highlighting elegant finishes and designer lighting. The living room at the rear of the home is anchored by a gas fireplace with a timeless tile surround and mantle—perfect for cozy evenings or hosting guests. A tiled mudroom offers direct access to the backyard, while the main floor powder room is elevated with a tiled wainscoting feature. Upstairs, a skylight illuminates the



hallway and enhances the bright, airy feel. The primary retreat features dual walk-in closets and a stunning 5-piece ensuite with a marble-topped dual vanity, wall tile that wraps behind a free-standing soaker tub, and a fully tiled shower with a marble bench and glass enclosure. Two additional bedrooms, a full 4-piece bathroom, and a well-equipped laundry room with side-by-side appliances complete the upper floor. The fully finished basement offers even more living space with a large rec room and a stylish wet bar including granite countertops, tile backsplash, shelving, and a beverage fridge. A fourth bedroom with a walk-in closet and a nearby full bath makes a perfect guest suite, while two storage rooms and a utility room keep everything organized. Additional upgrades include central A/C, a high-efficiency furnace, HRV system, tankless hot water heater, water softener, and reverse osmosis system. The low-maintenance backyard is fully fenced and features a mix of real grass, gravel, and artificial turf—ideal for pets, kids, or entertaining. There's also a gas line for BBQs and a double detached garage that's insulated and drywalled for year-round usability. Located in North Glenmore Park—an established inner-city neighbourhood known for its tree-lined streets, access to parks and pathways, and proximity to Glenmore Reservoir, Mount Royal University, and Marda Loop—this home truly checks all the boxes. Don't miss your opportunity to own this exceptional property. Book your private showing today!

Built in 2014

Essential Information

MLS® #	A2223283
Price	\$899,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,853
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2332 54 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1M1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Low Maintenance Landscape, Private, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	See Remarks, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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