

\$1,524,900 - 2322 54 Avenue Sw, Calgary

MLS® #A2232252

\$1,524,900

4 Bedroom, 4.00 Bathroom, 2,005 sqft

Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

****OPEN HOUSE SUNDAY JUN 22:**

3:30-5:30** | In the heart of NORTH

GLENMORE PARK, this exquisitely designed

MOVE-IN READY LUXURY DETACHED

INFILL from BLACK LABEL DESIGNER

HOMES stands apart with refined architecture,

elevated finishes, and a layout that perfectly

blends function and beauty. Every detail feels

considered â€” from the rich material palette to

the sophisticated flow of each space â€” all

tucked onto a quiet street near parks, schools,

and the golf course. The entry sets the tone

with wide-plank HERRINGBONE

ENGINEERED HARDWOOD and a full-height

glass door with a built-in bench with custom

mitered details in the coat closet and lower

drawers. A front dining room offers a more

formal space, while the central kitchen feels

like a showpiece â€” layered with full-height

cabinetry, custom built-ins, and a sculptural

ROUNDED ISLAND wrapped in quartz. The

upgraded JENNAIR APPLIANCE PACKAGE

includes a gas cooktop, wall oven, and

panelled fridge, paired with a stunning

BLANCO SINK, pot filler, and integrated LED

UNDERMOUNT and SKIRT LIGHTING (also

found throughout the home). The living room

at the rear is bathed in natural light, featuring

an elegant gas fireplace with a custom

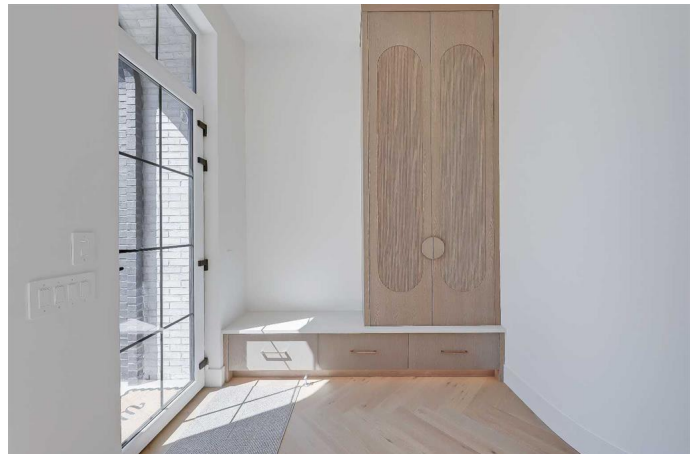
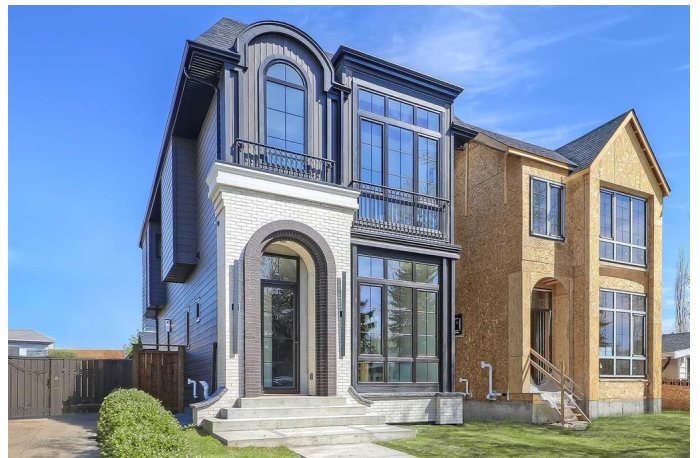
porcelain, two-tiered mitre mantle and built-in

shelving. Around the corner, a functional

mudroom leads to the double garage, adding

daily convenience with bench seating and

ample storage, and the powder room is a true



statement curved vanity and designer lighting. Upstairs, the vaulted primary suite features OPEN WOOD BEAMS, oversized windows, and a walk-through closet with built-in millwork. The ensuite is pure luxury â€” HEATED FLOORS, a freestanding soaker tub, dual vessel sinks, quartz counters, a STEAM SHOWER w/ BODY JETS, and a skylight overhead. All bathrooms throughout the home offer IN-FLOOR HEAT and VOVO SMART BIDET TOILETS, including the main upper bath with WOOD SLAT FEATURE WALL and vessel sink, while the laundry room is finished with quartz counters, designer tile backsplash, custom cabinetry, and a hanging rod. Two good-sized secondary bedrooms with herringbone hardwood and walk-in closets offer space for the whole family! The basement is fully developed with a rec room, fourth bedroom, full bath, and a statement WET BAR with its own island, dishwasher, and bar sink! And a TANKLESS WATER HEATER ensures comfort throughout the seasons. North Glenmore Park is one of Calgaryâ€™s most desirable inner-city communities â€” offering a rare mix of tranquility and convenience. Surrounded by mature trees, top-rated schools, and endless green space, the neighbourhood is just steps from Glenmore Athletic Park, Sandy Beach, and the Elbow River Pathway. Youâ€™re walking distance to North Glenmore Park School and Central Memorial High School, with quick access to Mount Royal University, Lakeview Golf Course, and shops and restaurants in Marda Loop. Easy connections to Crowchild, Glenmore, and Sarcee Trail make commuting seamless in every direction.

Built in 2025

Essential Information

MLS® #

A2232252

Price	\$1,524,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,005
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2322 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	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Beamed Ceilings, Bidet
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2025
Days on Market	6
Zoning	R-C2

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.