

# \$1,129,000 - 2426 53 Avenue Sw, Calgary

MLS® #A2187011

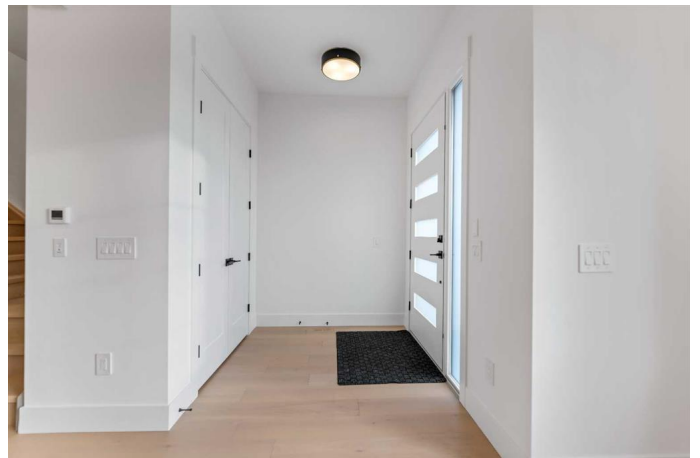
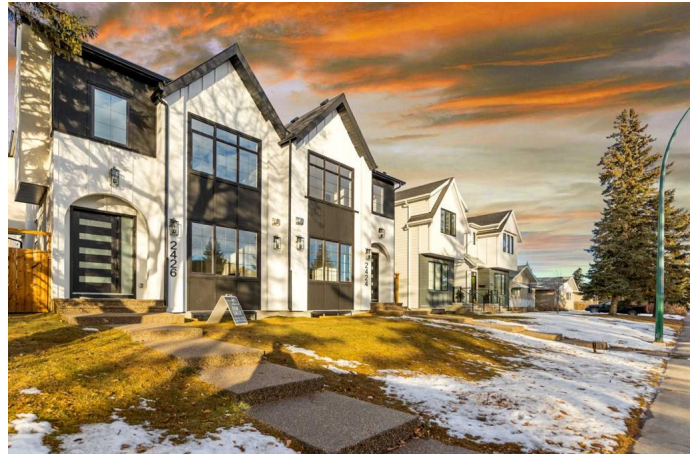
**\$1,129,000**

4 Bedroom, 4.00 Bathroom, 1,925 sqft

Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

Step into this brand new, contemporary masterpiece in North Glenmore, offering 2,629 square feet of luxurious living (1,925sqft above grade) with 4 spacious bedrooms and 3.5 bathrooms. This stunning home is designed with high-end finishes and a modern open concept layout that seamlessly connects the main living areas. The master bedroom is a true retreat, featuring vaulted ceilings and a spa-like 5- piece ensuite with premium fixtures. Each bathroom throughout the home is equipped with sleek, modern vanities and premium tile, combining both style and functionality. The chef's kitchen is the centerpiece of the home, showcasing top-of-the-line stainless steel appliances, custom cabinetry, and an expansive island with quartz countertops, ideal for both cooking and entertaining. Adjacent to the kitchen, the living room features a striking gas fireplace with a custom feature wall, creating a cozy yet elegant focal point for the space—perfect for relaxing or hosting guests. Wide-plank hardwood floors flow throughout both the main and upper floors, adding a warm, cohesive feel to the entire living space. Designer lighting, pot lights, and custom millwork, along with high ceilings and large windows, ensure that every room is filled with natural light, enhancing the home's airy and sophisticated ambiance. A thoughtfully designed mudroom offers practical convenience with built-in storage, perfect for organizing coats, shoes, and daily essentials. Custom closets throughout the home provide



ample storage solutions, maximizing both style and functionality, especially in the master suite and additional bedrooms. In addition to its luxurious interior, this home boasts a private gym, offering a dedicated space for fitness enthusiasts, and a fully finished basement, perfect for a media room or family lounge. The oversized double garage provides ample space for vehicles and storage, while the professionally landscaped yard features a large patio area, ideal for outdoor dining and entertaining. The private fenced backyard offers both privacy and space for family activities. Located in the vibrant and family-friendly community of North Glenmore, this home is surrounded by parks, walking trails, and top-rated schools, with convenient access to shopping, dining, and just minutes from the city's core. This exquisite property offers the perfect blend of modern design, comfort, and luxury living. Book your showing today!

Built in 2025

**Essential Information**

MLS® #	A2187011
Price	\$1,129,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,925
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2426 53 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E1L6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Beamed Ceilings, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Recessed Lighting, See Remarks, Stone Counters, Wet Bar
Appliances	Bar Fridge, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Private, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 11th, 2025
Days on Market	109
Zoning	R-CG

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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