

**B, 2135 53 Avenue SW  
Calgary, Alberta**

**MLS # A2214649**



**\$1,225,000**

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | North Glenmore Park                   |               |                  |
| <b>Type:</b>     | Residential/House                     |               |                  |
| <b>Style:</b>    | 2 Storey                              |               |                  |
| <b>Size:</b>     | 1,988 sq.ft.                          | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                                     | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Double Garage Detached  |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                             |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                  |

|                    |                       |                   |      |
|--------------------|-----------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Tile, Vinyl Plank     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Suite | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco                | <b>Zoning:</b>    | R-C2 |
| <b>Foundation:</b> | Poured Concrete       | <b>Utilities:</b> | -    |

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** na

Stunning New Build in North Glenmore Park! Imagine starting your day in this stunning, 4-bedroom, 4-bathroom home, nestled in a vibrant neighborhood where luxury meets comfort. As you step through the front door, you're greeted by the spacious dining area, filled with natural light streaming through the large windows. The bright, open space is the perfect spot to enjoy your morning coffee from your sleek coffee bar in the gourmet kitchen. The kitchen is a dream with stainless steel appliances, high-end finishes, and a large center island, making it ideal for preparing meals or hosting guests. Whether you're cooking a family dinner or just relaxing at the breakfast bar, this space is the heart of the home. Open shelving and built-in storage throughout the house ensure that everything has its place, adding both style and function. Throughout the day, you'll find yourself enjoying the warm sunlight that fills every room. The family room, just off the kitchen, offers a cozy spot to unwind by the modern fireplace, or take in the view of the backyard through the oversized glass doors. When it's time to retreat, head to your primary bedroom, where you'll be enveloped by vaulted ceilings that add an air of grandeur. The ensuite is an oasis, complete with a double vanity, soaking tub, and separate shower — the perfect place to relax after a long day. Don't forget the fully legal basement suite with its own kitchen, bathroom, and private entrance, making it a fantastic opportunity for extra income or a guest space. With over 1900 square feet of luxury living space, this home is a true gem, offering the perfect balance of modern design, functionality, and comfort. Whether you're hosting friends, relaxing with family, or enjoying some quiet time, this house is designed for every moment of your day. Don't miss your chance to own this exceptional

home in one of the city's most desirable areas!