

**2424 53 Avenue SW  
Calgary, Alberta**

**MLS # A2227643**



**\$1,099,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,925 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	none		

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 light 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 vehicle 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! (Please note: The staged pictures are AI-generated and are intended for concept purposes only. Actual showing may vary)