

**2023 53 Avenue SW
Calgary, Alberta**

MLS # A2265977



\$820,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window Coverings-all

Welcome to this charming bungalow in the highly sought-after community of North Glenmore Park. Perfectly situated just steps from Glenmore Athletic Park and scenic walking paths, this home offers the ideal blend of comfort, convenience, and potential. With over 2,000 sq. ft. of developed living space, this original bungalow has been lovingly maintained and features updates to the kitchen, a fully finished basement, and a recently replaced roof. The spacious 50' x 117' lot provides endless opportunities—whether you're looking to move in, invest, or build your dream home. Enjoy being close to excellent schools, Mount Royal University, and easy access to downtown. North Glenmore Park is known for its central location, tree-lined streets, and proximity to parks, recreation, and major amenities. Don't miss this opportunity to secure a property in one of Calgary's most desirable inner-city neighbourhoods!