

# \$1,215,000 - 2140 54 Avenue Sw, Calgary

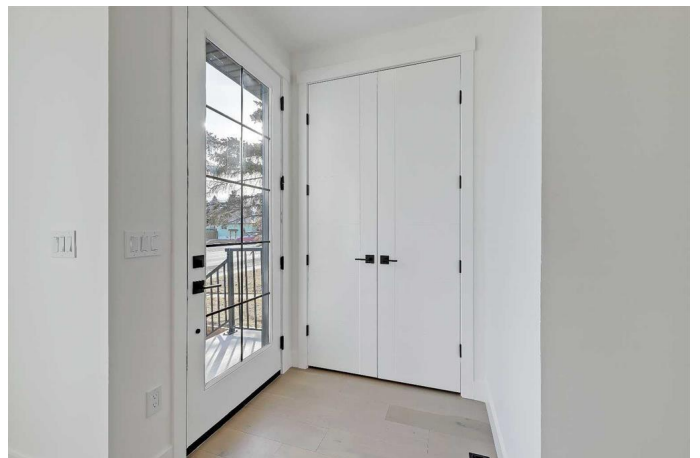
MLS® #A2198220

**\$1,215,000**

5 Bedroom, 4.00 Bathroom, 2,046 sqft  
Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

MOVE IN READY - this stunning SOUTH-facing SEMI-DETACHED INFILL w/ a 2-BED LEGAL BASEMENT SUITE (subject to permits & approval by the city) is located in peaceful NORTH GLENMORE! This modern home is perfect for growing families or those looking for a great revenue opportunity w/ the additional suited lower level! Surrounded by inner-city amenities a short drive (if not a walk) away, North Glenmore is the perfect place to raise a family & enjoy a contemporary lifestyle. You™re 2 blocks from the Glenmore Athletic Park, Stu Peppard Arena, the Glenmore Aquatic Centre, PLUS River Park, Sandy Beach, & the Reservoir! & did we mention you™re only 5 blocks away from the Lakeview Golf Course?! Commuting to the Beltline & Downtown is incredibly convenient, w/ easy access to 14th Street, Crowchild, & Glenmore; & Marda Loop & all its shopping & amenities are only a 4-min drive or 7-min bike ride away! At home during the day, enjoy a flood of light throughout your entire home w/ the South-facing front windows onto the front dining room & into the open-concept kitchen space. The family can spread out in the spacious kitchen w/ a large island w/ bar seating. Enjoy ceiling-height cabinets, quartz countertops, & a full-height tile backsplash that is sure to suit your style. Built-in cabinets under the stairwell provide ample storage space alongside the upper cabinets & lower drawers, plus an additional built-in pantry means you™ll always have tons of storage



options. The complete stainless steel appliance package includes a DOUBLE WIDE Full Fridge Full freezer, built-in wall oven/microwave, gas cooktop, & dishwasher. The bright living room is a welcoming hub, w/ large, bright windows & a modern inset gas fireplace w/ built-in shelving custom fireplace surround with inset tile. The rear mudroom features pocket door access from the kitchen for convenience w/ a bench & built-in closet, keeping everyone organized as they head in & out of the rear patio or double detached garage. Upstairs, the primary suite enjoys a vaulted ceiling & large walk-in closet w/ built-in shelving, while the ensuite features a bard door entrance, heated floors, a freestanding soaker tub, a fully tiled shower w/ bench, & quartz counters. The upper floor also includes two secondary bedrooms, a full laundry room w/ a folding counter & optional sink, a main bath 4-pc bath w/ modern vanity & fully-tiled tub/shower, & an open loft/bonus space, perfect for an additional workspace for you or the kids. Enter the lower level through the kitchen or a private, separate entrance off the side of the home. The 2-BED LEGAL SUITE (subject to final approval by the city) features a full kitchen w/ ceiling-height cabinets, a built-in pantry, dual undermount sink, a fridge, electric range, & dishwasher. Thereâ€™s also a spacious living room, a 4-pc modern bath, two good-sized bedrooms, & in-suite laundry w/ sink! All you have to do is move in!

Built in 2024

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2198220    |
| Price      | \$1,215,000 |
| Bedrooms   | 5           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,046                  |
| Acres          | 0.07                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2140 54 Avenue Sw   |
| Subdivision | North Glenmore Park |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 1L7             |

### 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, Separate Entrance, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Beamed Ceilings |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Oven-Built-In                                                                                                                                                                                           |
| Heating           | Forced Air                                                                                                                                                                                                                                                            |
| Cooling           | Rough-In                                                                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                                                   |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                                                                                                                                 |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Landscaped, Private, Rectangular Lot |
| Roof            | Asphalt                                                    |
| Construction    | Cement Fiber Board, Concrete, Wood Frame                   |
| Foundation      | Poured Concrete                                            |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 48                  |
| Zoning         | R-CG                |

**Listing Details**

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

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