# \$889,000 - 2403 54 Avenue Sw, Calgary

MLS® #A2206212

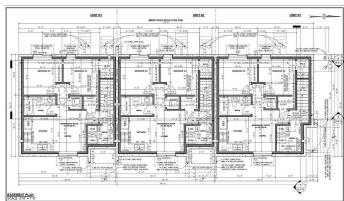
## \$889,000

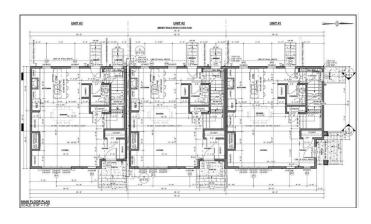
4 Bedroom, 2.00 Bathroom, 1,071 sqft Residential on 0.12 Acres

North Glenmore Park, Calgary, Alberta

Can Qualify for CMHC MLI Select Program. Conditionally Approved plans from the City of Calgary for TriPlex with 2 Bedroom Legal Suite (6 Rental units in total) has been uploaded in the subsequent pictures. This North Glenmore bungalow, featuring 3 bedrooms upstairs and 1 downstairs, presents an excellent opportunity for families, investors, or developers. Situated on a corner lot zoned RC-G, this well-maintained home boasts original hardwood floors on the main level, with three generously sized bedrooms and a beautifully renovated full bathroom. The expansive family room flows into a large kitchen equipped with luxury vinyl tile flooring, stainless steel appliances, and plenty of space for a large dining table. The lower level, which has a separate entrance, is set up for a kitchen and includes a spacious bedroom, office, oversized rec room, laundry room, full bathroom, and ample storage. The property also features a large south- and west-facing backyard with a new fence, an oversized heated double garage with workspace and shelving. Located in the highly sought-after North Glenmore Park, the property is within walking distance to the renowned off-leash River Park, Sandy Beach, the Glenmore Reservoir, Lakeview Golf Course, Earl Grey Golf Club, Glenmore Athletic Park, and nearby schools, parks, and playgrounds. It offers convenient access to major roadways and is just a 10-minute commute to downtown. **CORNER LOT!!** 







## **Essential Information**

MLS® # A2206212 Price \$889,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,071 Acres 0.12 Year Built 1966

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 2403 54 Avenue Sw Subdivision North Glenmore Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E 1M2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking Home, Separate Entrance

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Corner Lot, Private, Street Lighting

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed April 1st, 2025

Days on Market 38

Zoning R-CG

# **Listing Details**

Listing Office TREC The Real Estate Company

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