

# \$1,244,000 - 2130 54 Avenue Sw, Calgary

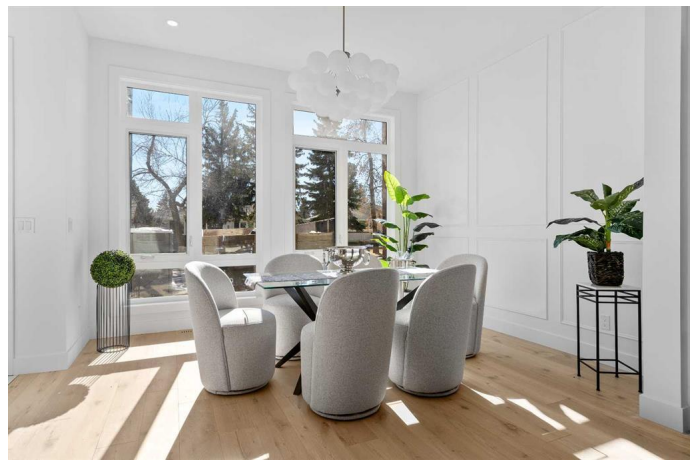
MLS® #A2200209

**\$1,244,000**

5 Bedroom, 4.00 Bathroom, 2,014 sqft  
Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

Welcome to the epitome of urban elegance!! Construction is now complete on this stunning semi-detached inner city infill nestled in a charming and highly sought after inner city community. As an added advantage - this home comes with a LEGAL BASEMENT SUITE (pending final approval and permits from the City of Calgary), which provides an excellent opportunity for additional income or an ideal space for guests!! Located in the heart of the city, this residence offers the best of both worlds - a tranquil neighbourhood setting, while being in close proximity to the vibrant pulse of downtown life, local shops and Sandy Beach Park. Designed with meticulous attention to detail, this luxury home boasts a contemporary aesthetic. Upon entry you will appreciate the open floor plan which is perfect for entertaining. The heart of the home is a chef's delight! A state-of-the-art kitchen equipped with a MASSIVE quartz island, Butler's Pantry and JennAir Professional appliances. Premium finishes will inspire culinary creativity. The patio doors at the rear of the home lead you to your backyard sanctuary where you can entertain late into the SUMMER EVENINGS. The upper bedrooms are designed for tranquility, featuring ample space, and large windows that invite the outdoors in. The primary, with a large walk-in closet is BEAUTIFUL with its elevated window line and tree scape. The lower level features a full kitchen, spacious living area, bathroom + two bedrooms at opposite ends of the home



for added privacy. Enjoy the convenience of being just moments away from popular amenities, trendy boutiques, cafes, Chinook Centre, and entertainment options. With stunning finishings; completed hydronic heated flooring in the basement, a steam shower, heated flooring in your ensuite + central air to offset those hot Calgary Summers ~ this home is not one to miss!!

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2200209               |
| Price          | \$1,244,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,014                  |
| Acres          | 0.07                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2130 54 Avenue Sw   |
| Subdivision | North Glenmore Park |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E1L7              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer, Built-In Oven, Gas Cooktop |
| Heating           | In Floor, Forced Air, See Remarks  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | See Remarks, Suite   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | See Remarks     |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2025 |
| Days on Market | 75              |
| Zoning         | R-CG            |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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