



GRASSROOTS
REALTY GROUP

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2328 58 Avenue SW
Calgary, Alberta

MLS # A2300339



\$1,500,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,957 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to 2328 58 Avenue SW, an exceptional REBUILT AND REDESIGNED BUNGALOW by William Blake Homes in the heart of North Glenmore Park, one of Calgary's premier inner-city communities. This extensive rebuild began in January 2022 with possession in October 2022, creating a home that feels and functions like new in an established neighbourhood. Offering approximately 2,000 sq. ft. above grade, this bungalow features 3 bedrooms, 2 bathrooms, and a rare OVERSIZED HEATED TRIPLE ATTACHED GARAGE on an impressive 65' x 117' LOT. The home was rebuilt from the studs up, including NEW 2X6 EXTERIOR FRAMING, A REBUILT ROOFLINE, UPGRADED INSULATION, TRIPLE-PANE WINDOWS, ELECTRICAL, PLUMBING, MECHANICAL SYSTEMS, and CITY WATER/SEWER TIE-INS. An approximately 1,000 SQ. FT. ADDITION was also completed, creating the scale, layout, and rare bungalow footprint buyers are looking for. Inside, the home feels warm and inviting with ENGINEERED HARDWOOD, VAULTED CEILINGS, EXPANSIVE SOUTH-FACING WINDOWS, and an OPEN-CONCEPT LAYOUT designed for everyday living and entertaining. The kitchen features a MASSIVE QUARTZ ISLAND WITH INTEGRATED CABINETS, HIGH-END APPLIANCES, an INDUCTION RANGE WITH GAS HOOKUP, and excellent sightlines through the main living and dining areas. A LARGE GAS FIREPLACE anchors the living room, while ELECTRIC BLINDS and FLOOR-TO-CEILING CURTAIN DETAILS add comfort and style. The primary retreat offers a SPACIOUS WALK-IN CLOSET and a spa-inspired ensuite with DUAL SINKS, a FREESTANDING TUB, GLASS SHOWER, and STONE-INSPIRED TILEWORK with a natural pebble and sliced-stone look. A thoughtfully designed FRONT

BALCONY/PORCH adds another usable outdoor living space, perfect for morning coffee and enjoying the sunny south-facing exposure. The rear mudroom offers nice tile, practical storage, and direct access to the oversized heated triple attached garage. The lower level remains undeveloped and ready for future plans. With NEW LARGE EGRESS WINDOWS already in place, the space offers excellent potential for additional living areas, bedrooms, a HOME GYM, THEATRE ROOM, OFFICE, or guest space, subject to required permits. A major bonus is the nearly 600 SQ. FT. WALK-IN/STANDABLE STORAGE ROOM beneath the primary bedroom addition, ideal for seasonal items, sports gear, tools, hobbies, and everyday overflow. Additional features include an ON-DEMAND HOT WATER SYSTEM, NEW WATER SOFTENER, CENTRAL AIR CONDITIONING, 200 AMP PANEL, a LARGE DECK, GAS BBQ LINE, HOT TUB ROUGH-IN, IRRIGATION ROUGH-IN, and additional concrete skirting around the garage exterior. Close to schools, parks, pathways, Glenmore Athletic Park, Earl Grey Golf Club, Sandy Beach, Marda Loop, Lakeview, and countless inner-city amenities, this is a rare opportunity to own a substantially rebuilt bungalow on a premium lot in one of Calgary's most desirable communities. Connect today to book your private showing and experience this rare North Glenmore Park rebuild in person.