



**GRASSROOTS**

REALTY GROUP

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**2403 54 Avenue SW  
Calgary, Alberta**

**MLS # A2306377**



**\$1,150,000**

|                  |                                               |               |                  |
|------------------|-----------------------------------------------|---------------|------------------|
| <b>Division:</b> | North Glenmore Park                           |               |                  |
| <b>Type:</b>     | Residential/Triplex                           |               |                  |
| <b>Style:</b>    | 2 Storey                                      |               |                  |
| <b>Size:</b>     | 1,403 sq.ft.                                  | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 5                                             | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Off Street, Oversized, Single Garage Detached |               |                  |
| <b>Lot Size:</b> | 0.12 Acre                                     |               |                  |
| <b>Lot Feat:</b> | Corner Lot                                    |               |                  |

|                    |                                                                             |                   |     |
|--------------------|-----------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl                                                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                                  | <b>Zoning:</b>    | RCG |
| <b>Foundation:</b> | Poured Concrete                                                             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows |                   |     |

**Inclusions:** N/A

Welcome to BLVD54, a rare pre-sale release of modern triplex homes (not condos) in one of Calgary's most sought-after inner-city locations. With over 1,400 sq. ft. above grade plus a 2-bedroom basement fully legal suite, this is more than a home—it's a strategic investment with serious income potential. Designed to stand out, each unit features 9-foot ceilings on every floor, a bright open-concept layout, and a stunning chef-inspired kitchen with white oak cabinetry, an 8-foot quartz waterfall island, stainless steel appliances, and a custom pantry. The main floor flows effortlessly for both everyday living and entertaining, while upstairs offers 3 spacious bedrooms and 2 baths finished with elevated, modern touches. The 688 sq. ft. basement legal suite isn't an afterthought—it's a complete, beautifully finished space with its own full kitchen, living area, 2 bedrooms, and bathroom. In today's rental market, that's a major advantage. Located right on the border of North Glenmore Park and Altadore, you're steps from parks, top schools, shopping, and amenities—exactly the kind of location that continues to trend across real estate platforms for long-term value and demand. Add an oversized single garage (EV charging station rough-in) and the trusted craftsmanship of Urban Image Fine Homes (over 20 years of experience), and you have a property that checks every box. Pre-sale means first access and best pricing—but only for a limited time. Secure your unit now before this opportunity is gone, reach out for more information. All three units are available for sale #145 is a middle unit and # 143 is an end unit on the left.