



**2020 53 Avenue SW  
Calgary, Alberta**

**MLS # A2310303**



**\$899,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,349 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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>	RC1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** N/A

Prime Redevelopment Opportunity in Highly Desirable Marda Loop Area Surrounded by parks and multi-million dollar homes, this rare offering presents an exceptional opportunity in one of Calgary's most sought-after communities. Whether you're looking to renovate the existing large home or build your dream custom residence, this property delivers outstanding potential. The location is unbeatable. Enjoy easy walking and cycling access to Sandy Beach, Glenmore Athletic Park, the vibrant shops and restaurants of Marda Loop, and an array of parks and amenities. This is a true lifestyle location with everything you need just minutes from your door. The home requires renovation and is being sold as-is, but offers a solid foundation with an existing double garage. The lot measures 50 feet wide by 117 feet deep — a generous, flat site with minimal landscaping costs and maximum potential for expansion or new construction. This is a unique chance to own in an established, premium neighbourhood at a fraction of the cost of neighbouring properties. Ideal for builders, renovators, or visionary homeowners. The seller will be available to review any offers Friday 15 5 pm