



GRASSROOTS
REALTY GROUP

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2330 54 Avenue SW
Calgary, Alberta

MLS # A2345312



\$1,159,000

Division:	North Glenmore Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,061 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, In Floor, Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to this exceptional brand-new semi-detached residence, ideally situated in the highly sought-after community of North Glenmore Park. Thoughtfully designed with a refined contemporary aesthetic, elevated finishes, and quality craftsmanship throughout, this impressive home offers a seamless balance of luxury, comfort, and functionality. The main floor showcases beautiful hardwood flooring, a bright and spacious open-concept layout, and a private office ideally suited for working from home or creating a sophisticated study. At the heart of the home is the stunning designer kitchen, featuring elegant marble countertops, a large central island, extensive cabinetry, premium finishes, and a dedicated bar fridge. The kitchen is also designed to accommodate a 48-inch KitchenAid refrigerator with custom matching cabinet panels. The refrigerator is included and will be installed once available from the manufacturer. Flowing effortlessly into the dining and living areas, the kitchen creates an inviting and functional space for both everyday living and entertaining. The upper level continues to impress with hardwood flooring throughout and no carpet. The luxurious primary retreat features generous closet space and a spa-inspired ensuite complete with a deep soaker tub and steam shower, offering a relaxing and private escape. The additional bedrooms are thoughtfully designed for comfort, while convenient upper-level laundry enhances everyday functionality. The fully developed lower level features a professionally built 2-bedroom LEGAL SUITE, complete with its own kitchen, living area, bedrooms, and bathroom. This versatile space is ideal for extended family, guests, or potential rental income. The garage features a 200A electrical panel and is EV charging ready. Located just minutes from Marda Loop, Mount Royal University, parks, pathways, schools, shopping,

dining, and major roadways, this exceptional property offers the very best of modern inner-city living. With its sophisticated design, marble countertops, hardwood flooring, dedicated main-floor office, bar fridge, spa-inspired primary ensuite, custom-panel refrigerator, and 2-bedroom legal suite, this North Glenmore Park residence presents an outstanding opportunity for buyers seeking luxury, versatility, and an exceptional location.