



original owner & thoughtfully upgraded to add value + convenience. Upgrades include: HE(18 SEER) AC, water filtration system & water softener, Hunter Douglas Silhouette window shades (remote-controlled in the dining room & primary suite, upper window), front & back landscaping, Cat-4 roof shingles (on house + garage). 3. THAT KITCHEN! As trends come and go, this white kitchen with a contrasting backsplash will stand the test of time. Truly the heart of the home, it's a space designed for gathering, socializing, & creating memories. Anchored by a 16-foot quartz waterfall island w/JennAir SS appliance package featuring gas cooktop, built-in oven, integrated microwave, oversized pendant & undermount lighting w/adjacent Espresso Bar. Whether preparing a feast, hosting a diner party or simply warming up takeout you will feel right at home here. 4. A MAGAZINE-WORTHY PRIMARY RETREAT: Like a boutique hotel "only it's yours! With King-size proportions, vaulted ceilings & custom walk-in closet you almost forget about the incredible 5-piece ensuite featuring free-standing soaking tub, steam shower, dual sinks w/under-vanity lighting & separate water closet. 5. A MATURE, CONVENIENT NEIGHBORHOOD: North Glenmore Park is a mature, centrally located neighborhood. Enjoy wide, tree-lined streets, easy access to the Elbow River Pathway, convenient amenities, & a mix of home styles. You're walking distance to Lakeview Golf Course, Glenmore Aquatic/Fitness Centre, Altadore School & Central Memorial High School + River Park Off Leash Dog Park

Built in 2021

### **Essential Information**

MLS® #	A2207280
Price	\$1,095,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,027
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2130 53 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1K8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Water Purifier
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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