

# \$1,095,000 - 2038 54 Avenue Sw, Calgary

MLS® #A2243793

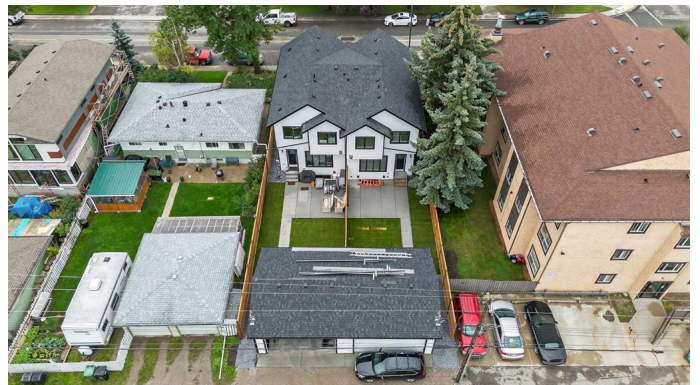
**\$1,095,000**

4 Bedroom, 4.00 Bathroom, 1,740 sqft  
Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

Open House Sat & Sun Aug 2 & 3rd 1-3pm. Ideally located in the wonderful community of North Glenmore Park, this 3 +1 bedroom custom built infill is beautifully appointed. The front door opens to a generous entrance way opposite a lovely dining room overlooking the fully landscaped front yard. The open concept floor plan flows smoothly from the dining room to the spacious kitchen with custom hoodfan and large island, perfect for entertaining. It then moves to the beautiful living room overlooking the fully fenced in and manicured backyard and porch. The abundance of natural light highlights the engineered oak hardwood floors, quartz counters and lovely light fixtures & plentiful cabinetry. The upper floor master bedroom is a true oasis with a lovely ensuite and spacious walk in closet. The other two bedrooms are generously sized with the main bath easily accessible to both. Upper laundry and nook finish off the upper level nicely. The basement is fully finished with a family room and wet bar, bedroom, bathroom, nook and storage. The oversized garage, fully fenced in & landscaped yard with underground sprinkler system finishes this property off very nicely. Hard to beat this amazing location which is close to a plethora of schools, bike pathways, public pool, running track, transit, hockey & curling arenas and be 7 min from DT. Book your appointment today!

Built in 2025



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2243793               |
| Price          | \$1,095,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,740                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2038 54 Avenue Sw   |
| Subdivision | North Glenmore Park |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 1L6             |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Chandelier, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                              |
| Cooling           | None                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                    |
| Fireplaces        | Gas, Mantle, Stone                                                                                                                                   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Composite Siding, Wood Frame                                         |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 3               |
| Zoning         | RC-G            |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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