

\$1,279,000 - 2323 53 Avenue Sw, Calgary

MLS® #A2256462

\$1,279,000

4 Bedroom, 4.00 Bathroom, 2,010 sqft

Single Family on 0.07 Acres

North Glenmore Park, Calgary, Alberta

Welcome to 2323 53 Avenue SW – A brand new home with over 3000sqft of developed space with south facing backy that brings you luxury, everyday comfort, and convenience. You're welcomed by a bright dining area with a chandelier and a large window for natural light that connects to main floor featuring 10-foot ceiling, well-equipped gourmet kitchen comes with a 15 foot island, quartz countertops, full height cabinetry and premium Kitchen Aid appliance package. The open concept connects kitchen to the living area with a gas fireplace, custom built-ins, and large sliding patio doors that create a perfect space for entertaining. Going through the patio doors, you are greeted by a large full size patio fully fenced and landscaped for your quality family time or friends barbecuing. Side entrance, mudroom and powder room completes the main floor. Upstairs, the primary bedroom is a luxurious retreat with vaulted ceilings, a walk-in closet, and a luxurious ensuite featuring dual vanities, a freestanding tub, a walk-in shower with rainfall showerhead, and in-floor heating. Upper floor features 9-foot ceiling and 8 foot doors, a bonus room, two additional bedrooms, a full bathroom, and a dedicated laundry room with sink. The fully developed basement includes a rec room with wet bar, a gym, full bathroom and a fourth bedroom ideal for movie nights and hosting guests. Additional features include speaker system, AC Rough in, security system and a



double deatched garage. Close to schools, Glenmore Athletic Park, and Tennis Dome, this is an excellent oppurtunity to own this remarkable home. (id:6289)

Built in 2025

Essential Information

Listing #	A2256462
Price	\$1,279,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,010
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2323 53 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
Province	Alberta
Postal Code	T3E1L1

Amenities

Amenities	Golf Course, Playground, Schools, Shopping
Features	Back lane, PVC window, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Humidifier, Hood Fan, Garage door opener, Washer & Dryer
Heating	Forced air, In Floor Heating
Cooling	See Remarks

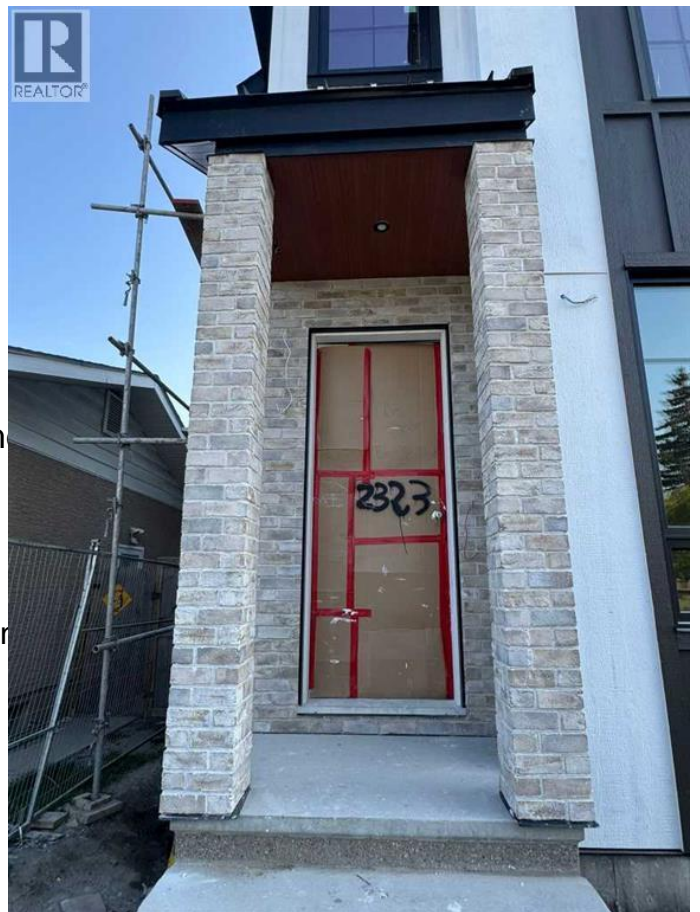
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Concrete
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	TREC The Real Estate Compar
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