

# \$1,095,000 - 2130 53 Avenue Sw, Calgary

MLS® #A2207280

**\$1,095,000**

4 Bedroom, 4.00 Bathroom, 2,027 sqft  
Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

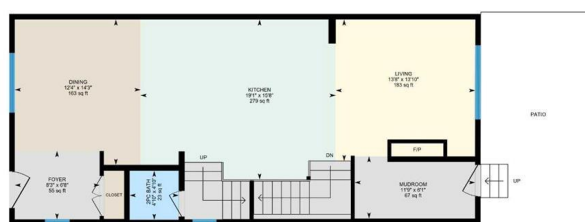
Discover Infill 2130â€™ seemingly plucked from the pages of House & Home Magazine, this classically designed & beautifully appointed home is filled with upgrades & situated on one of the neighborhoodâ€™s nicest streets. Here are 5 things we love about this home (& weâ€™re sure you will too):

- ROOM TO LIVE & GROW:** With over 2,800 SqFt of refined & functional living space across 3 levels, this is a full-size home! The main floor boasts a contemporary, open-concept design featuring central kitchen & gorgeous, sun-filled dining room, accented by a picture window. The spacious living room accommodates your furnishings with ease & includes recessed electric fp & large window overlooking the private, landscaped yard. A well-proportioned mudroom offers ample storage for coats/boots, while a stylish powder room is tucked away for added privacy. Upstairs, the Primary Retreat does not disappoint with king-sized proportions, vaulted ceilings, walk-in closet + dreamy ensuite complete w/steam shower. Two additional well-sized bedrooms share a beautifully appointed 5-piece bathroom, complete with under-vanity nightlights. A conveniently located laundry room includes a washtub & plenty of storage space. The basement is thoughtfully designed with movie nights in mind, offering a spacious rec room w/wet bar, 4th bedroom, 4-piece bathroom, & additional storage room.
- LIKE NEW, ONLY MOVE-IN READY:** Built in 2022, this home has been impeccably maintained by the



2130 53 Ave SW, Calgary, AB

Main Floor Exterior Area 949.36 sq ft  
Interior Area 678.23 sq ft



0 5 10  
ft

PREPARED: 20250322

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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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