



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2140 54 Avenue, Calgary T3E 1L7**

MLS®#: **A2162071** Area: **North Glenmore Park** Listing Date: **09/05/24** List Price: **\$1,199,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
 Lot Information  
 Lot Sz Ar: **3,047 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped,Private,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

DOM

**77**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt** Construction: **Cement Fiber Board,Concrete,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator**  
 Int Feat: **Beamed Ceilings,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Tray Ceiling(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`10" x 14`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>20`7" x 15`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 11`9"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`10" x 12`4"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>8`3" x 5`9"</b>	<b>Bedroom</b>	<b>Second</b>	<b>110`5" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`4" x 10`4"</b>	<b>Loft</b>	<b>Second</b>	<b>15`7" x 8`6"</b>
<b>Laundry</b>	<b>Second</b>	<b>7`11" x 5`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`11" x 10`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`11" x 10`7"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>10`4" x 8`11"</b>

Living Room  
2pc Bathroom  
4pc Bathroom  
Mud Room

Basement  
Main  
Basement  
Main

12`9" x 12`8"  
  
13`6" x 5`5"

Laundry  
4pc Bathroom  
5pc Ensuite bath

Basement  
Second  
Second

5`9" x 5`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**TBV**

Remarks

Pub Rmks: **\*Both sides available\* MOVE IN READY - this stunning SOUTH-facing SEMI-DETACHED INFILL w/ a 2-BED LEGAL BASEMENT SUITE (subject to permits & approval by the city) is located in peaceful NORTH GLENMORE! This 2,900+ sq ft home is perfect for growing families or those looking for a great revenue opportunity w/ the additional 853 sq ft lower level! Surrounded by inner-city amenities a short drive (if not a walk) away, North Glenmore is the perfect place to raise a family & enjoy a contemporary lifestyle. You're 2 blocks from the Glenmore Athletic Park, Stu Peppard Arena, the Glenmore Aquatic Centre, PLUS River Park, Sandy Beach, & the Reservoir...& did we mention you're only 5 blocks away from the Lakeview Golf Course?! Commuting to the Beltline & Downtown is incredibly convenient, w/ easy access to 14th Street, Crowchild, & Glenmore; & Marda Loop & all its shopping & amenities are only a 4-min drive or 7-min bike ride away! At home during the day, enjoy a flood of light throughout your entire home w/ the South-facing front windows onto the front dining room & into the open-concept kitchen space. The family can spread out in the spacious kitchen w/ a large island w/ bar seating. Enjoy ceiling-height cabinets, quartz countertops, & a full-height tile backsplash that is sure to suit your style. Built-in cabinets under the stairwell provide ample storage space alongside the upper cabinets & lower drawers, plus an additional built-in pantry means you'll always have tons of storage options. The complete stainless steel appliance package includes a DOUBLE WIDE Full Fridge Full freezer, built-in wall oven/microwave, gas cooktop, & dishwasher. The bright living room is a welcoming hub, w/ large, bright windows & a modern inset gas fireplace w/ built-in shelving custom fireplace surround with inset tile. The rear mudroom features pocket door access from the kitchen for convenience w/ a bench & built-in closet, keeping everyone organized as they head in & out of the rear patio or double detached garage. Upstairs, the primary suite enjoys a vaulted ceiling & large walk-in closet w/ built-in shelving, while the ensuite features a bard door entrance, heated floors, a freestanding soaker tub, a fully tiled shower w/ bench, & quartz counters. The upper floor also includes two secondary bedrooms, a full laundry room w/ a folding counter & optional sink, a main bath 4-pc bath w/ modern vanity & fully-tiled tub/shower, & an open loft/bonus space, perfect for an additional workspace for you or the kids. Enter the lower level through the kitchen or a private, separate entrance off the side of the home. The 2-BED LEGAL SUITE (subject to final approval by the city) features a full kitchen w/ ceiling-height cabinets, a built-in pantry, dual undermount sink, a fridge, electric range, & dishwasher. There's also a spacious living room, a 4-pc modern bath, two good-sized bedrooms, & in-suite laundry w/ sink! All you have to do is move in!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX House of Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











