



THE
A-TEAM

**RE/MAX
FIRST**

2132 54 Avenue, Calgary T3E1L7

MLS®#: **A2176184** Area: **North Glenmore Park** Listing Date: **10/30/24** List Price: **\$1,249,900**
 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: **3,046 sqft**
 Lot Shape:
 Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **2,014**
 Low Sqft:
 Ttl Sqft: **2,014**

DOM

84
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,See Remarks**
 Sewer:
 Ext Feat: **Other**
 Construction: **See Remarks**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	5`5" x 5`11"	Dining Room	Main	11`6" x 14`2"
Kitchen	Main	8`10" x 20`6"	Living Room	Main	12`3" x 14`1"
Pantry	Main	5`8" x 6`4"	Mud Room	Main	5`8" x 7`0"

Bedroom - Primary	Upper	12`6" x 13`1"	Bedroom	Upper	9`6" x 11`7"
Bedroom	Upper	9`6" x 10`0"	Laundry	Upper	5`10" x 7`11"
Kitchenette	Lower	8`7" x 11`0"	Bedroom	Lower	10`3" x 10`4"
Bedroom	Lower	10`7" x 12`10"	Laundry	Lower	5`7" x 5`7"
Family Room	Lower	11`4" x 15`1"	2pc Bathroom	Main	5`8" x 6`1"
5pc Ensuite bath	Second	8`3" x 16`10"	4pc Bathroom	Second	6`1" x 7`9"
4pc Bathroom	Basement	5`8" x 10`7"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **5605AR**

Zoning: **R-CG**

Remarks

Pub Rmks: **Hello INVESTORS!! ~ GET IN EARLY! ~ You are going to LOVE this one!!!! Coming soon to North Glenmore Park~ Welcome to the epitome of urban elegance - a stunning, under construction semi-detached inner city infill nestled in a charming and highly sought after inner city community. As an added advantage - this home comes with a LEGAL BASEMENT SUITE (pending final approval and permits from the City of Calgary), which provides an excellent opportunity for additional income or an ideal space for guests!! Located in the heart of the city, this residence offers the best of both worlds - a tranquil neighbourhood setting, while being in close proximity to the vibrant pulse of downtown life, local shops and Sandy Beach Park. Designed with meticulous attention to detail, this luxury home will boast a contemporary aesthetic. Upon entry you will appreciate the open floor plan which is perfect for entertaining. The heart of the home is a chef's delight! A state-of-the-art kitchen equipped with a MASSIVE quartz island, Butler's Pantry and JennAir Professional appliances. Premium finishes will inspire culinary creativity. The patio doors at the rear of the home lead you to your backyard sanctuary where you can entertain late into the SUMMER EVENINGS. The upper bedrooms are designed for tranquility, featuring ample space, and large windows that invite the outdoors in. The primary, with a large walk-in closet will be BEAUTIFUL with its elevated window line and tree scape. The lower level features a full kitchen, spacious living area, bathroom + two bedrooms at opposite ends of the home for added privacy. Enjoy the convenience of being just moments away from popular amenities, trendy boutiques, cafes, Chinook Centre, and entertainment options. With stunning finishings; hydronic heated flooring in the basement, a steam shower, heated flooring in your ensuite + central air to offset those hot Calgary Summers ~ this home is not one to miss!!**

Inclusions: **Steam Shower, Hydronic Infloor Heating ~ SUITE: Refrigerator, Electric Stove, Dishwasher, Hood Fan, Washer, Dryer**
 Property Listed By: **The Real Estate District**

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