



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2132 54 Avenue, Calgary T3E1L7**

MLS®#: **A2176184** Area: **North Glenmore Park** Listing Date: **10/30/24** List Price: **\$1,244,900**  
 Status: **Pending** County: **Calgary** Change: **-\$5k, 15-Feb** 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: **2,028**  
 Low Sqft:  
 Ttl Sqft: **2,028**

DOM

**115**  
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

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`9" x 13`0"	Kitchen	Main	13`0" x 20`1"
Living Room	Main	12`5" x 14`11"	Pantry	Main	5`7" x 6`4"
Mud Room	Main	5`5" x 6`11"	Bedroom - Primary	Upper	12`5" x 13`0"
Bedroom	Upper	10`0" x 11`10"	Bedroom	Upper	11`6" x 11`10"
Laundry	Upper	5`9" x 6`2"	Kitchenette	Lower	10`11" x 13`0"
Bedroom	Lower	10`6" x 12`10"	Bedroom	Lower	10`3" x 12`3"
Laundry	Lower	5`6" x 9`7"	Family Room	Lower	11`2" x 13`3"

2pc Bathroom  
4pc Bathroom  
Foyer

Main  
Second  
Main

5`1" x 5`8"  
5`11" x 7`8"  
5`1" x 5`4"

5pc Ensuite bath  
4pc Bathroom

Second  
Basement

8`6" x 16`11"  
5`9" x 10`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5605AR**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to the epitome of urban elegance!! Construction is now complete on this stunning 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 boasts 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 is 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; completed 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:  
Property Listed By:

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

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









