

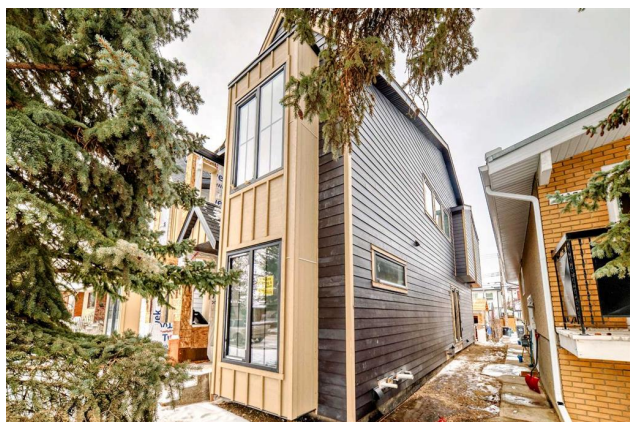


THE A-TEAM

RE/MAX FIRST

2135 53 Avenue #B, Calgary T3E 1K9

MLS#: A2192421 Area: North Glenmore Park Listing Date: 02/18/25 List Price: \$1,299,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2025
Lot Information
Lot Sz Ar: 3,048 sqft
Lot Shape:

DOM

4
Layout
Beds: 4 (3 1)
Baths: 4.5 (4 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Rectangular Lot
Park Feat: Alley Access, Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard
Construction: Stucco
Flooring: Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Int Feat: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Family Room, Bedrooms, Bathrooms with their levels and dimensions.

5pc Ensuite bath

Upper

0`0" x 0`0"

Game Room  
Legal/Tax/Financial

Basement

14`6" x 18`0"

Title:

Fee Simple

Legal Desc:

5605AR

Zoning:

R-C2

Remarks

Pub Rmks:

**Stunning New Build in North Glenmore Park Welcome to this beautifully crafted detached 2-storey home in the highly sought-after North Glenmore Park community. Offering over 1,900 sq ft of thoughtfully designed living space, this home features 4 bedrooms and 4 bathrooms WITH A LEGAL BASEMENT SUITE! Enjoy the privacy of your fully fenced yard, with convenient alley access to a double detached garage. Inside, the open-concept layout is bright and modern, with high-end finishes throughout. Located in a vibrant neighborhood, you'll be steps away from parks, playgrounds, schools, shopping, and scenic walking/bike paths—everything you need for a balanced lifestyle. Don't miss your chance to own this exceptional home in one of the city's most desirable areas!**

Inclusions:

na

Property Listed By:

eXp Realty

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

