

\$1,145,000 - 2426 53 Avenue Sw, Calgary

MLS® #A2248153

\$1,145,000

4 Bedroom, 4.00 Bathroom, 1,908 sqft

Single Family on 0.07 Acres

North Glenmore Park, Calgary, Alberta

**** Open House: Sunday, November 2nd 12-2pm **** Welcome to 2426 53 Ave – A Perfect Blend of Modern Design and Community Living. Nestled in one of the area’s most desirable and family-friendly neighborhoods, this newly built home offers the ideal combination of style, functionality, and location. With over 1,900 sq. ft. above grade, this thoughtfully designed property features 4 bedrooms and 3.5 bathrooms, providing ample space for both everyday living and entertaining. Step inside to an open and welcoming living room complete with custom built-ins and a cozy fireplace – perfect for family gatherings or quiet evenings in. At the heart of the home is the gourmet kitchen, outfitted with full-height cabinetry, a large quartz island, high-end appliances, and sleek quartz countertops. Adjacent to the dining area, sliding patio doors open to a sunny back deck, seamlessly blending indoor and outdoor living. The main floor also includes a practical mudroom and a stylish powder room for added convenience. Upstairs, the primary suite offers a true retreat with a vaulted ceiling, feature wall, walk-in closet, and a spa-inspired ensuite complete with soaker tub, dual vanities, and a walk-in shower. Two additional bedrooms, a full bathroom, laundry room, and built-in desk make the upper level as functional as it is beautiful. The fully finished basement offers even more living space, featuring a second living room with built-ins and electric fireplace, wet bar, home gym, fourth bedroom with



walk-in closet, and a full bathroom “ perfect for guests, teens, or extended family. Outside, enjoy a landscaped and fenced backyard with space to relax or entertain, and a double detached garage for secure parking and additional storage. Located in a vibrant community with parks, schools, and amenities nearby, this home also offers quick and easy access to Crowchild Trail“making your daily commute or weekend plans stress-free. Measurements and photos are from unit next door (2424 53 Ave SW). (id:6289)

Built in 2025

Essential Information

Listing #	A2248153
Price	\$1,145,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,908
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2426 53 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
Province	Alberta
Postal Code	T3E8G9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage

of Garages 2

Interior

Appliances Refrigerator, Range - Gas, Dishwasher, Microwave, Hood Fan, Garage door opener

Heating Forced air

Cooling None

Fireplace Yes

of Fireplaces 2

of Stories 2

Has Basement Yes

Exterior

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office eXp Realty



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