

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

MLS® #A2248153

**\$1,145,000**

4 Bedroom, 4.00 Bathroom, 1,908 sqft

Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

**\*\* OPEN HOUSE: Saturday, August 30th 1-3pm \*\*** 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).

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2248153               |
| Price          | \$1,145,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,908                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2426 53 Avenue Sw   |
| Subdivision | North Glenmore Park |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 8G9             |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator                                                                                                                            |
| Heating           | Forced Air                                                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                                                                                        |
| Fireplaces        | Electric, Gas                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                                                                           |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | BBQ gas line                                           |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                        |
| Construction      | Wood Frame                                             |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 17                |
| Zoning         | R-CG              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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