

**2132 54 Avenue SW**  
**Calgary, Alberta**

**MLS # A2176184**



**\$1,249,900**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	2,014 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	In Floor, Forced Air, See Remarks
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	See Remarks, Suite
<b>Exterior:</b>	See Remarks
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Steam Shower, Hydronic Infloor Heating ~ SUITE: Refrigerator, Electric Stove, Dishwasher, Hood Fan, Washer, Dryer

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!!