

**2328 54 Avenue SW**  
**Calgary, Alberta**

**MLS # A2200705**



**\$810,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	958 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, See Remarks		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Excellent rebuilding opportunity in North Glenmore park. Located on a 52ft x117 ft lot, this well-maintained home features huge South facing windows for an abundance of natural sunlight throughout the day, original hardwood flooring, separate living and dining room, and good sized kitchen. There are 4 good sized bedrooms with a full bathroom on each level. The lower level features a cozy fireplace in the large recreation room, laundry room, and additional large storage room. Convenient single attached garage with a front driveway. The sizeable backyard has a parking pad for a large trailer. The roof was done approximately 10 years ago. North Glenmore Park is known for its close proximity to Glenmore Athletic Park, River Park off leash park, Sandy Beach, The Calgary City Pathway system, Glenmore reservoir, Lakeview Golf Course, Earl Grey Golf course and numerous highly rated schools at all levels including Central Memorial High School, and Mount Royal University. With easily accessible public transit, and quick access to Crowchild Trail, Glenmore Trail and Stony Trail, this property is great value.