

# \$1,280,000 - 2347 53 Avenue Sw, Calgary

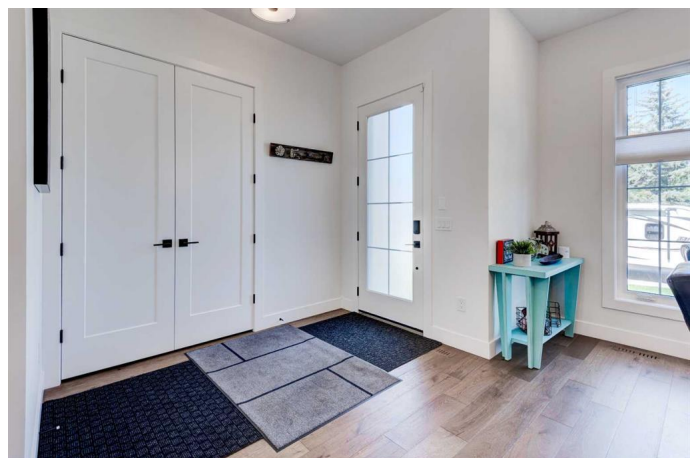
MLS® #A2244846

**\$1,280,000**

4 Bedroom, 4.00 Bathroom, 2,119 sqft  
Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

Located on an extra-wide lot in the sought-after community of North Glenmore Park, this luxurious detached home with over 3000 sq ft of developed space and a SOUTH backyard perfectly blends sophistication with everyday comfort. Just steps from schools, parks, and restaurants, the home welcomes you with a bright dining area featuring designer chandelier, oversized windows that exude natural light throughout and elegant wide-plank engineered oak hardwood flooring. The heart of the home is the DREAM kitchen, thoughtfully designed with high-end appliances, a stunning 14-foot island, quartz countertops, full-height oak cabinetry, and a beautiful DESIGNER backsplash—ideal for entertaining & family life. The open-concept layout seamlessly connects the kitchen to the living and dining areas, creating an inviting space perfect for entertaining. The living room centers around a gas fireplace with custom built-ins and is bathed in natural light from double sliding patio doors that open onto the SOUTH deck area. Practical touches include a walk-in pantry and a mudroom designed for everyday life. Upstairs, the primary suite is a luxurious retreat with a vaulted ceiling, spacious walk-in closet, and a spa-inspired ensuite featuring dual vanities with Delta Trinsic faucets, a deep soaker tub, an oversized walk-in shower with a rainfall showerhead, and in-floor heating for ultimate comfort. The upper level also offers 9-foot ceilings with 8-foot doors, two additional



2347 53 Ave SW, Calgary, AB

Main Floor Exterior Area 1004.80 sq ft  
Interior Area 926.05 sq ft



0 5 10 ft

PREPARED: 20250802

While regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

bedrooms, a full bathroom, and a laundry room with quartz countertops. The fully developed basement includes a wet bar with wine fridge, ample storage under the stairs, a gym, a fourth bedroom, full bathroom, and a large rec room—ideal for movie nights or hosting guests. Additional features include security system, speakers and AC. Outdoors, enjoy a full-width rear deck, a sun-drenched south-facing yard, and a double garage. This is an exceptional opportunity to own a truly remarkable home. You deserve this home!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244846    |
| Price          | \$1,280,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,119       |
| Acres          | 0.07        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2347 53 Avenue Sw   |
| Subdivision | North Glenmore Park |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 1L1             |

**Amenities**

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

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

## Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator                        |
| Heating           | Forced Air                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                                              |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Cement Fiber Board, Wood Frame   |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 21               |
| Zoning         | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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