

# \$899,900 - 2113 53 Avenue Sw, Calgary

MLS® #A2121351

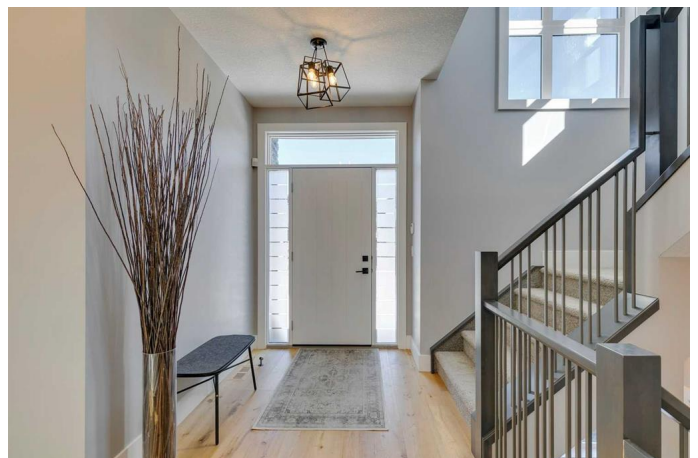
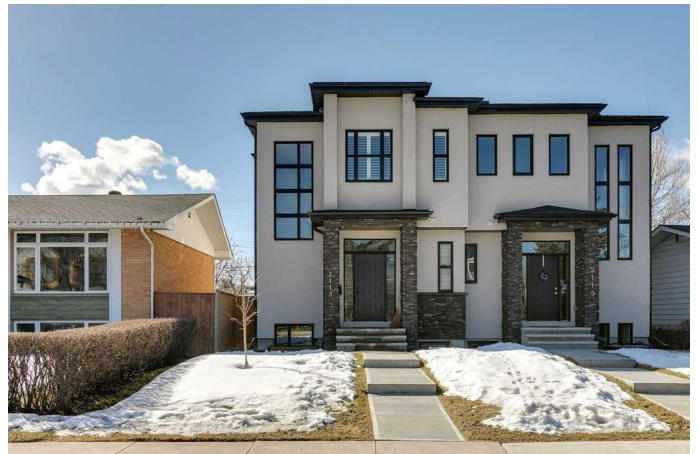
**\$899,900**

4 Bedroom, 4.00 Bathroom, 1,838 sqft

Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

Experience the allure of inner-city living in the popular neighborhood of North Glenmore Park with this stylish infill by Serenity Homes, renowned for their commitment to excellence and quality. Modern finishes and designer fixtures adorn the 2,500+ square feet of living space including a fully finished basement! Bathed in natural light thanks to large south-facing patio doors, the open concept main level features stunning hardwood floors, 9'™ ceilings & 8'™ doors, and a gourmet kitchen boasting quartz counters, stainless appliances including a gas cooktop, and a convenient butler's pantry which is a perfect staging/preparation area when hosting. The adjacent dining room is ideal for entertaining, and the inviting living room offers a cozy ambiance with a linear gas fireplace and custom built-ins. Upstairs, discover 3 generously sized bedrooms, upper laundry with a convenient sink, and a lavish primary ensuite complete with a freestanding tub and oversized shower. The fully finished lower level offers a sprawling rec-room, 4th bedroom, full bath, and roughed-in in-floor heating! You'll love the sunny south-facing backyard and double detached garage. Other notable features include central A/C, built-in speakers, 9'™ ceilings on all three levels, and excellent neighbors. Embrace the lifestyle of North Glenmore Park, with its proximity to excellent schools, parks, golf courses, the Glenmore Reservoir, and scenic pathways. Call your favorite Realtor to book a private



showing!

Built in 2018

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2121351               |
| Price          | \$899,900              |
| Sold Price     | \$950,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,838                  |
| Acres          | 0.07                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2113 53 Avenue Sw   |
| Subdivision | North Glenmore Park |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 1K9             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Stone Counters, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings   |

|                 |                |
|-----------------|----------------|
| Heating         | Forced Air     |
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Other                                                            |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Stone, Stucco                                                    |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2024 |
| Date Sold      | April 13th, 2024 |
| Days on Market | 3                |
| Zoning         | R-C2             |
| HOA Fees       | 0.00             |

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | The Home Hunters Real Estate Group Ltd. |
|----------------|-----------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.