

# \$829,900 - 2135 54 Avenue Sw, Calgary

MLS® #A2149357

## \$829,900

3 Bedroom, 2.00 Bathroom, 949 sqft  
Residential on 0.14 Acres

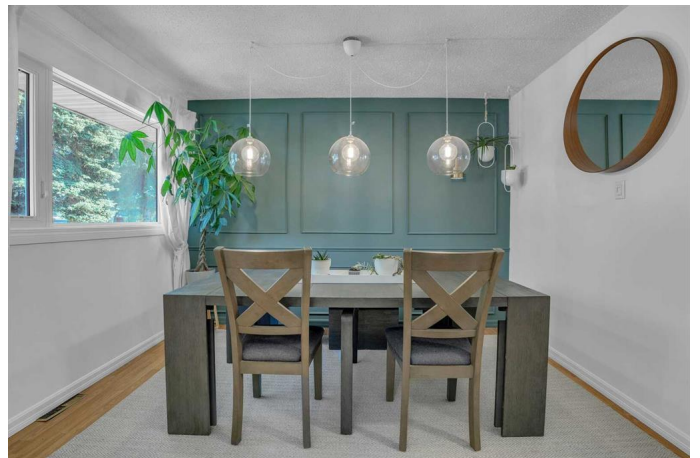
North Glenmore Park, Calgary, Alberta

Amazing opportunity for families, investors, or developers.

3 bed 2 bath Bungalow in the heart of North Glenmore Park. The property is situated on a generous 50' X 120' south-facing backyard lot. This very well-maintained bungalow never been sold before since has been bought in 1964. The main floor features an open space living, dinning room and a kitchen which looks at the beautiful patio. From the kitchen you walk out through the back door to the patio and garden area, great space for entertainment. At the back of the property an oversized double detached garage with ample space for storage, adding both functionality and convenience. Just beside the garage a concrete pad which can fit two cars. The lower level is totally finished with one bedroom and one bathroom, a sitting area and good size bar for entertainment. This exceptionally well-located property is a short walk to highly regarded off leash River Park, Sandy Beach, the Glenmore Reservoir, Lakeview Golf Course, Earl Grey Golf Club, the Glenmore Athletic Park Tennis courts, Track stadium, swimming pools, nearby schools, parks, playgrounds, max transit bus and provides easy access to major roadways, and is only a 10 mins commute to downtown.

Built in 1959

## Essential Information



MLS® #	A2149357
Price	\$829,900
Sold Price	\$810,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	949
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	2135 54 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E1L8

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking

### Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Other
Cooling	Other
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, See Remarks

### Exterior

Exterior Features	Garden, Playground
Lot Description	Back Lane, Front Yard, Garden
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 13th, 2024
Date Sold	October 7th, 2024
Days on Market	86
Zoning	RC-1
HOA Fees	0.00

**Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.