\$1,279,000 - 2323 53 Avenue Sw, Calgary

MLS® #A2256462

\$1,279,000

4 Bedroom, 4.00 Bathroom, 2,010 sqft Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

Welcome to 2323 53 Avenue SW â€" A brand new home with with over 3000sqft of developed space with south facing backythat brings you luxury, everyday comfort, and convenience. You're welcomed by a bright dining area with a chandelier and a large window for natural light that connects to main floor featuring 10-foot ceiling, well-equippedipped gourmet kitchen comes with a 15 foot island, quartz countertops,full height cabinetry and premium Kitchen Aid appliance package. The open concept connects kitchen to the living area with a gas fireplace, custom built-ins, and large sliding patio doors that create a perfect space for entertaining. Going through the patio doors, you are greeted by a large full size patio fully fenced and landscaped for your quality family time or friends barbecuing. Side entranc ,mudroom and powder room completes the main floor. Upstairs, the primary bedroom is a luxurious retreat with vaulted ceilings, a walk-in closet, and a luxurious ensuite featuring dual vanities, a freestanding tub, a walk-in shower with rainfall showerhead, and in-floor heating. Upper floor features 99-foott ceiling and 8 feet doors, a bonus room, two additional bedrooms, a full bathroom, and a dedicated laundry room with sink. The fully developed basement includes a rec room with wet bar ,a gym, full bathroom and a fourth bedroom ideal for movie nights and hosting guests. Additional features include speaker system, AC Rough in, security system and a









double deatched garage. Close to schools, Glenmore Athletic Park, and Tennis Dome, this is an excellent oppurtunity to own this remarkable home.

Built in 2025

Essential Information

MLS® # A2256462 Price \$1,279,000

Bedrooms 4
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,010 Acres 0.07 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 2323 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 Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Quartz Counters,

Steam Room, Vinyl Windows

Appliances Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave,

Range Hood, Refrigerator, Washer/Dryer, Humidifier

Heating In Floor, Forced Air

Cooling Rough-In

Fireplace Yes

of Fireplaces 2

Fireplaces Electric, Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Lighting, Playground

Lot Description Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2025

Days on Market 47

Zoning RC-2

Listing Details

Listing Office TREC The Real Estate Company

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