

\$1,130,000 - 2426 53 Avenue Sw, Calgary

MLS® #A2248153

\$1,130,000

4 Bedroom, 4.00 Bathroom, 1,908 sqft

Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

**** Open House: Sunday, November 8th 3-5pm**

**** Welcome to 2426 53 Ave – A Perfect Blend of Modern Design and Community Living.** Nestled in one of the area's most desirable and family-friendly neighborhoods, this newly built home offers the ideal combination of style, functionality, and location. With over 1,900 sq. ft. above grade, this thoughtfully designed property features 4 bedrooms and 3.5 bathrooms, providing ample space for both everyday living and entertaining. Step inside to an open and welcoming living room complete with custom built-ins and a cozy fireplace – perfect for family gatherings or quiet evenings in. At the heart of the home is the gourmet kitchen, outfitted with full-height cabinetry, a large quartz island, high-end appliances, and sleek quartz countertops. Adjacent to the dining area, sliding patio doors open to a sunny back deck, seamlessly blending indoor and outdoor living. The main floor also includes a practical mudroom and a stylish powder room for added convenience. Upstairs, the primary suite offers a true retreat with a vaulted ceiling, feature wall, walk-in closet, and a spa-inspired ensuite complete with soaker tub, dual vanities, and a walk-in shower. Two additional bedrooms, a full bathroom, laundry room, and built-in desk make the upper level as functional as it is beautiful. The fully finished basement offers even more living space, featuring a second living room with built-ins and electric fireplace, wet bar, home gym, fourth bedroom with



walk-in closet, and a full bathroom – perfect for guests, teens, or extended family. Outside, enjoy a landscaped and fenced backyard with space to relax or entertain, and a double detached garage for secure parking and additional storage. Located in a vibrant community with parks, schools, and amenities nearby, this home also offers quick and easy access to Crowchild Trail—making your daily commute or weekend plans stress-free. Measurements and photos are from unit next door (2424 53 Ave SW).

Built in 2025

Essential Information

MLS® #	A2248153
Price	\$1,130,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,908
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2426 53 Avenue Sw
Community	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8G9

Amenities

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

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Built-in Features, Closet Organizers, Double Vanity, No Animal Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Garage Control(s), Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Back Lane, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	82
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

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.