

\$820,000 - 2023 53 Avenue Sw, Calgary

MLS® #A2265977

\$820,000

3 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.13 Acres

North Glenmore Park, Calgary, Alberta

Welcome to this charming bungalow in the highly sought-after community of North Glenmore Park. Perfectly situated just steps from Glenmore Athletic Park and scenic walking paths, this home offers the ideal blend of comfort, convenience, and potential.

With over 2,000 sq. ft. of developed living space, this original bungalow has been lovingly maintained and features updates to the kitchen, a fully finished basement, and a recently replaced roof. The spacious 50' x 117' lot provides endless opportunities whether you're looking to move in, invest, or build your dream home.

Enjoy being close to excellent schools, Mount Royal University, and easy access to downtown. North Glenmore Park is known for its central location, tree-lined streets, and proximity to parks, recreation, and major amenities.

Don't miss this opportunity to secure a property in one of Calgary's most desirable inner-city neighbourhoods!

Built in 1961

Essential Information

MLS® # A2265977

Price \$820,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2023 53 Avenue Sw
Community	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1K6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District
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