

# \$1,280,000 - 2347 53 Avenue Sw, Calgary

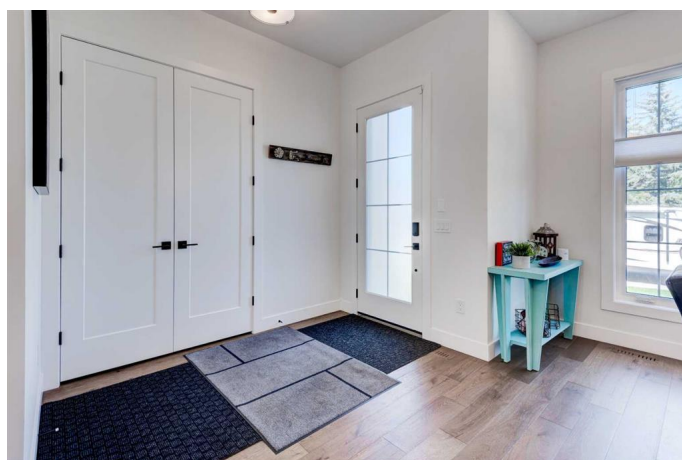
MLS® #A2244846

**\$1,280,000**

4 Bedroom, 4.00 Bathroom, 2,119 sqft  
Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

Located on an extra-wide lot in the sought-after community of North Glenmore Park, this luxurious detached home with over 3000 sq ft of developed space and a SOUTH backyard perfectly blends sophistication with everyday comfort. Just steps from schools, parks, and restaurants, the home welcomes you with a bright dining area featuring designer chandelier, oversized windows that exude natural light throughout and elegant wide-plank engineered oak hardwood flooring. The heart of the home is the DREAM kitchen, thoughtfully designed with high-end appliances, a stunning 14-foot island, quartz countertops, full-height oak cabinetry, and a beautiful DESIGNER backsplash—ideal for entertaining & family life. The open-concept layout seamlessly connects the kitchen to the living and dining areas, creating an inviting space perfect for entertaining. The living room centers around a gas fireplace with custom built-ins and is bathed in natural light from double sliding patio doors that open onto the SOUTH deck area. Practical touches include a walk-in pantry and a mudroom designed for everyday life. Upstairs, the primary suite is a luxurious retreat with a vaulted ceiling, spacious walk-in closet, and a spa-inspired ensuite featuring dual vanities with Delta Trinsic faucets, a deep soaker tub, an oversized walk-in shower with a rainfall showerhead, and in-floor heating for ultimate comfort. The upper level also offers 9-foot ceilings with 8-foot doors, two additional



2347 53 Ave SW, Calgary, AB

Main Floor Exterior Area 1004.80 sq ft  
Interior Area 926.05 sq ft



PREPARED: 20250802  
While reports are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

bedrooms, a full bathroom, and a laundry room with quartz countertops. The fully developed basement includes a wet bar with wine fridge, ample storage under the stairs, a gym, a fourth bedroom, full bathroom, and a large rec room—ideal for movie nights or hosting guests. Additional features include security system, speakers and AC. Outdoors, enjoy a full-width rear deck, a sun-drenched south-facing yard, and a double garage. This is an exceptional opportunity to own a truly remarkable home. You deserve this home!

Built in 2023

### Essential Information

MLS® #	A2244846
Price	\$1,280,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,119
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2347 53 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1L1

### Amenities

Parking Spaces	2
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Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 2nd, 2025
Days on Market	23
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Realty Professionals
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