

# \$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 – A brand new home with over 3000sqft of developed space with south facing backy that 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-equipped 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 entrance, 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 9-foot ceiling and 8 foot 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 | 51                   |
| Zoning         | RC-2                 |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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