



\$ 819,000.00

## 2136 54 AVENUE SW CALGARY

<https://paulbrinton.com>

**\*Visit Multimedia Link for Full Details & Floorplans!\***  
Coming soon to NORTH GLENMORE PARK, this incredible new semi-detached infill is poised in a choice location, with easy access to an abundance of amenities. This stunning home features over 2,618 sq ft of total living space over three finished levels and...

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1154127

**Type:** Semi Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-22 18:16:31

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/20/21

**Two Piece Bath:** 1

**Lot size:** 6092 sq ft

**Year built:** 2021

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** Private Yard

**District:** CAL Zone W

**Inclusions:** N/A

**Lot Features:**

Lawn, Landscaped, Rectangular Lot

**Total Parking:** 2

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Community Features:** Fishing, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** Fenced

**Cooling:** Rough-In

**Interior Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting

**Roof Type:** Asphalt Shingle



**Heating Type:** High Efficiency,Fireplace(s),Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two

**Laundry features:** Laundry Room, Upper Level

**Zoning:** R-C2

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 447.51

**Photo Count:** 11

**Rooms Above Grade:** 6

**Unit Exposure:** S

**Construction Materials:** Composite Siding,Stucco,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 7.62M 25`0"

**Appliances:** Dishwasher,Dryer,Gas Range,Microwave,Refrigerator,Washer

**Living Area SF:** 1830.12

**Subdivision Name:** North Glenmore Park

**Structure Type:** Duplex

**Lot Size Acres:** 0.14

**Restrictions:** None Known

