



\$ 899,900.00

## 2335 53 AVENUE SW CALGARY

<https://paulbrinton.com>

Stunning BRAND NEW 2 storey infill with over 2,500 SQ FT of DEVELOPED SPACE located in the prestigious community of North Glenmore Park. Located on a quiet street conveniently located close to a green space as well as fantastic parks. This is more than a property..It is a Lifestyle! Tucked...

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

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## BASIC FACTS

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

**MLS ® #:** A1156932

**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:** 2021-11-15 17:55:10

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/27/21

**Two Piece Bath:** 1

**Lot size:** 3055 sq ft

**Year built:** 2022

**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:** Back Lane, Back Yard, Rectangular Lot

**Heating Type:** Forced Air

**Total Parking:** 2

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

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

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

**Roof Type:** Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Photo Count:** 3

**Unit Exposure:** N

**Suite:** No

**Frontage Metres:** 7.96M 26`1"

**Living Area SF:** 1839.00

**Structure Type:** Duplex

**Restrictions:** See Remarks

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 489.34

**Rooms Above Grade:** 7

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

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric Oven,Microwave,Refrigerator,Washer

**Subdivision Name:** North Glenmore Park

**Lot Size Acres:** 0.07

