

# \$825,000 - 2344 54 Avenue Sw, Calgary

MLS® #A2218958

## \$825,000

3 Bedroom, 1.00 Bathroom, 1,038 sqft

Residential on 0.14 Acres

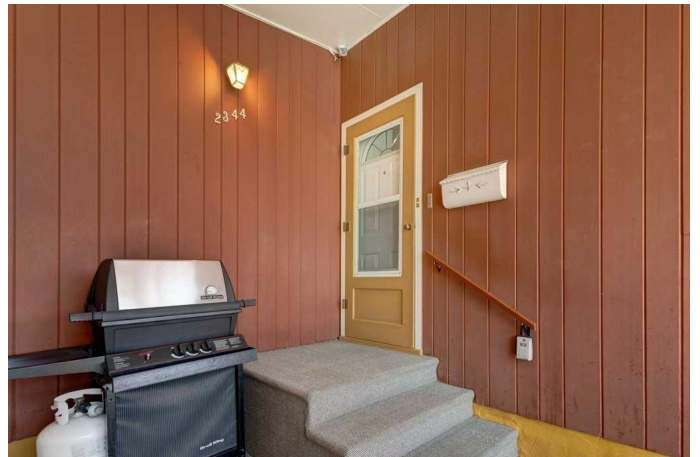
North Glenmore Park, Calgary, Alberta

Fantastic redevelopment opportunity in the highly sought after community of North Glenmore Park with a 52.25 x 117 ft. lot. Charming, clean, well maintained & loved, this 3 bedroom bungalow is move-in ready. Buy now and hold until ready to redevelop or renovate! You're welcomed to this lovely home with a covered patio/breezeway that is perfect for hanging out in. The vaulted main living area is flooded with sunshine and bright even on dull days. Throughout the main floor there is the original hardwood except in the bathroom and kitchen. This HUGE lot has RV parking and lots of room to grow! Great location with a quick commute to the mountains or downtown, close to Mount Royal University, Glenmore Athletic Park, Rockyview Hospital, ATCO campus, Marda Loop and the new Glenmore Twin Arena that is now under construction. There are also numerous highly rated schools at all levels including Central Memorial High School in the vicinity. First time offered since 1967.

Built in 1959

## Essential Information

MLS® #	A2218958
Price	\$825,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,038
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2344 54 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1M1

### Amenities

Parking Spaces	3
Parking	Alley Access, Front Drive, Garage Faces Front, RV Access/Parking, Single Garage Attached, Asphalt, On Street
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Covered Courtyard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
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Days on Market	4
Zoning	R-CG

## **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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