$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 â€" A brand new home with with over 3000sqft of developed space with south facing backythat 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-equippedipped 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 entranc ,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 99-foott ceiling and 8 feet 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

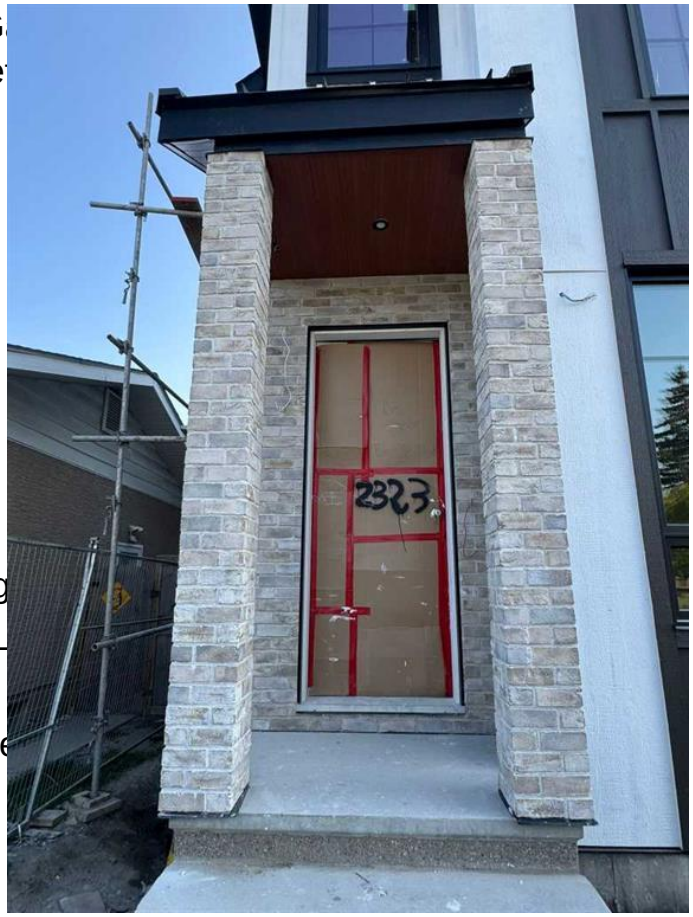
Amenities

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, G Microwave, Range Hood, Re
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, Playg
Lot Description	Back Lane, Back Yard, City L
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	2
Zoning	RC-2

Listing Details

Listing Office	TREC The Real Estate Company

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.