



## 2345 53 Avenue Calgary Alberta

\$1,248,888

STUNNING 5-BED MODERN FARMHOUSE w/ SOUTH BACKYARD, MOVE IN READY IN NORTH GLENMORE! A bright and open floorplan spans across 3 levels of well-thought-out design, including the main floor w/ 10-ft painted ceiling, HERRINGBONE HARDWOOD, a spacious mudroom w/ a built-in closet, an upper primary suite w/ a high vaulted ceiling, and an expansive basement w/ full wet bar! North Glenmore is an incredible community for families of any size, with inner-city living complimented by large lots and mature trees. Commuting to the Beltline and Downtown is incredibly convenient, with easy access to 14th Street, Crowchild, and Glenmore; and Marda Loop and all its shopping and amenities are only a 4-min drive, or 7-min bike ride, away! The lifestyle and upscale living this modern townhome offers won't be found anywhere else! Two blocks away from the Glenmore Athletic Park, Stu Peppard Arena, the Glenmore Aquatic Centre, the best off-leash dog park in the city, PLUS River Park, Sandy Beach, the Reservoir...and did we mention you're only 5 blocks away from the Lakeview Golf Course?! For active families looking for luxury and convenience, this is the brand-new infill for you! The main floor welcomes you into the home w/ herringbone hardwood & views into the dedicated dining room. Just steps inside, the central kitchen is stunning! The full-height cabinetry sits alongside a modern quartz backsplash w/ an upgraded KitchenAid appliance package (includes a French door refrigerator, a gas range, custom hood fan, microwave drawer, and dishwasher). An extended island offers your family lots of counter space, plus bar seating, w/ a built-in pantry to add to the amount of storage space you have. The spacious living room enjoys a SOUTH-facing 4-panel double slider door and inset gas fireplace w/ low TV counter. A side mudroom w/ a built-in closet and an elegant 2-pc powder room complete the stun...

Bedroom 11.17 Ft x 8.50 Ft

Bedroom 8.17 Ft x 8.58 Ft

Recreational, Games room 18.42 Ft x 10.83 Ft

4pc Bathroom 8.17 Ft x 7.50 Ft

Living room 16.00 Ft x 15.92 Ft

Kitchen 22.33 Ft x 9.00 Ft

Primary Bedroom 12.17 Ft x 11.25 Ft

Other 10.67 Ft x 4.25 Ft

Bedroom 12.33 Ft x 9.67 Ft

Bedroom 12.08 Ft x 9.50 Ft

Den 10.08 Ft x 8.08 Ft

Laundry room 8.08 Ft x 5.67 Ft

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**Mirror**

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Dining room 15.67 Ft x 9.33 Ft  
2pc Bathroom 5.58 Ft x 4.92 Ft

4pc Bathroom 7.67 Ft x 5.00 Ft  
5pc Bathroom 12.33 Ft x 9.50 Ft