



## 2320 54 Avenue Calgary Alberta

\$1,475,000

Experience elevated living in this brand-new luxury infill by RTGG Builders, crafted in collaboration with John Trinh & Associates. Nestled on a quiet, tree-lined street in prestigious North Glenmore Park, this legally suited detached home offers nearly 2,000 sq ft above grade and over 2,700 sq ft of meticulously finished living space, including a fully developed legal suite with private entrance—a rare opportunity in one of Calgary's most desirable inner-city communities. Inside, timeless architecture meets modern elegance. Chevron-patterned hardwood floors, custom cabinetry, designer lighting, and brass fixtures create a refined ambiance throughout. The main floor's open-concept layout centers around a showstopping kitchen, complete with a quartz waterfall island and high-end Thermador appliances, including a gas cooktop, built-in wall ovens, panelled fridge/freezer combo, dishwasher, and built-in microwave—a true chef's dream. The living area is anchored by a sleek electric fireplace feature wall with built-in cabinetry and oversized windows that fill the space with natural light. Upstairs, the primary retreat offers a spacious walk-in closet and a spa-inspired ensuite with a double vanity, freestanding soaker tub, and a fully tiled walk-in steam shower. For added comfort and luxury, the primary living area also features its own electric fireplace. Two additional bedrooms, a full bath, laundry, and a versatile loft space complete the upper floor. Also equipped with Central air conditioning to keep you cool during the summer season. The fully developed legal basement suite offers exceptional flexibility—perfect for rental income, multi-generational living, or upscale guest quarters. It includes two large bedrooms, a full bathroom, private laundry, a full kitchen, and generous living space with a separate entry. The legal basement suite also features in-floor rad...

Bedroom 10.08 Ft x 14.42 Ft

Bedroom 10.08 Ft x 12.50 Ft

4pc Bathroom 10.08 Ft x 4.92 Ft

Bonus Room 9.92 Ft x 12.17 Ft

Laundry room 9.42 Ft x 6.00 Ft

Other 5.17 Ft x 11.75 Ft

Office 8.33 Ft x 9.92 Ft

2pc Bathroom 5.00 Ft x 6.00 Ft

Eat in kitchen 18.75 Ft x 14.33 Ft

Dining room 14.33 Ft x 9.00 Ft

Other 4.00 Ft x 4.75 Ft

Great room 15.42 Ft x 16.50 Ft

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Listing Presented By:



Originally Listed by:  
eXp Realty

# RE/MAX®

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Primary Bedroom 12.25 Ft x 10.83 Ft

5pc Bathroom 10.08 Ft x 11.58 Ft

Other 3.50 Ft x 6.58 Ft

Other 6.08 Ft x 6.17 Ft

Bedroom 10.00 Ft x 15.00 Ft

4pc Bathroom 7.67 Ft x 8.00 Ft

Laundry room 3.25 Ft x 6.42 Ft