



## 2337 53 Avenue Calgary Alberta

\$1,074,900

Welcome to this stunning modern infill located in the sought-after community of North Glenmore Park. With 4 bedrooms, 3.5 baths, and over 3,000 square feet of total living space, this home is sure to impress with its thoughtful design and numerous upgrades. Upon entering, you'll be welcomed by an inviting, light-filled space with white oak flooring, custom millwork, and a warm, modern color palette. The beautiful kitchen is a highlight, offering ample storage, a dedicated coffee station, and a functional mudroom that overlooks the sunny south-facing backyard. The main level comes complete with a powder room tucked down a few stairs off of the kitchen for added convenience. Upstairs, the well-planned layout features an oversized primary bedroom with vaulted ceilings, separate his-and-hers closets, and an additional coffee station or vanity area. The luxurious ensuite includes a soaker tub, heated floors, dual vanities, and a steam shower, creating a spa-like retreat. Two additional bedrooms, which share a stylish 4-piece bathroom, and a convenient laundry room complete the upper level. The fully finished lower level offers even more living space, featuring a comfortable family room, a versatile flex area perfect for a gym, a wet bar for entertaining, and a fourth bedroom with its own 3-piece bathroom. Outside, the south-facing yard is designed for low maintenance, with a deck, newly installed turf, and a double garage with an EV charging plug-in. Other notable features/upgrades of this home include hardwood flooring throughout the main and upper levels (with no carpet), custom blinds throughout, air-conditioning, a Hardie board exterior (no stucco), high ceilings, and upgraded lighting. Located on a quiet street, this home offers easy access to the nearby amenities of Marda Loop and beyond, making it the perfect opportunity to settle into a wonderful community wit...

Family room 18.83 Ft x 15.67 Ft

Furnace 13.83 Ft x 6.00 Ft

Other 14.83 Ft x 11.33 Ft

Bedroom 12.67 Ft x 10.17 Ft

3pc Bathroom 8.83 Ft x 5.00 Ft

Kitchen 19.00 Ft x 11.00 Ft

Other 10.33 Ft x 4.83 Ft

2pc Bathroom 6.00 Ft x 5.00 Ft

Laundry room 5.83 Ft x 5.17 Ft

Primary Bedroom 12.83 Ft x 12.00 Ft

Bedroom 11.50 Ft x 11.17 Ft

Bedroom 11.00 Ft x 10.00 Ft

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Listing Presented By:



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CIR

REALTY

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Dining room 13.33 Ft x 12.17 Ft

Living room 14.83 Ft x 13.17 Ft

Foyer 6.00 Ft x 4.33 Ft

5pc Bathroom 15.33 Ft x 8.50 Ft

5pc Bathroom 10.00 Ft x 6.00 Ft