



## 2322 54 Avenue Calgary Alberta

\$1,524,900

**\*\*SHOW HOME | SUNDAY, JULY 6: 1:00 PM - 3:00 PM\*\*** | In the heart of NORTH GLENMORE PARK, this exquisitely designed MOVE-IN READY LUXURY DETACHED INFILL from BLACK LABEL DESIGNER HOMES stands apart with refined architecture, elevated finishes, and a layout that perfectly blends function and beauty. Every detail feels considered -- from the rich material palette to the sophisticated flow of each space -- all tucked onto a quiet street near parks, schools, and the golf course. The entry sets the tone with wide-plank HERRINGBONE ENGINEERED HARDWOOD and a full-height glass door with a built-in bench with custom mitered details in the coat closet and lower drawers. A front dining room offers a more formal space, while the central kitchen feels like a showpiece -- layered with full-height cabinetry, custom built-ins, and a sculptural ROUNDED ISLAND wrapped in quartz. The upgraded JENNAIR APPLIANCE PACKAGE includes a gas cooktop, wall oven, and panelled fridge, paired with a stunning BLANCO SINK, pot filler, and integrated LED UNDERMOUNT and SKIRT LIGHTING (also found throughout the home). The living room at the rear is bathed in natural light, featuring an elegant gas fireplace with a custom porcelain, two-tiered mitre mantle and built-in shelving. Around the corner, a functional mudroom leads to the double garage, adding daily convenience with bench seating and ample storage, and the powder room is a true statement curved vanity and designer lighting. Upstairs, the vaulted primary suite features OPEN WOOD BEAMS, oversized windows, and a walk-through closet with built-in millwork. The ensuite is pure luxury -- HEATED FLOORS, a freestanding soaker tub, dual vessel sinks, quartz counters, a STEAM SHOWER w/ BODY JETS, and a skylight overhead. All bathrooms throughout the home offer IN-FLOOR HEAT and VOVO SMART BIDET TOILETS, including the main upper bath with WOOD SLAT FEATU...

Primary Bedroom 16.42 Ft x 13.50 Ft

Other 11.83 Ft x 6.00 Ft

Bedroom 10.25 Ft x 10.00 Ft

Bedroom 12.00 Ft x 9.67 Ft

Laundry room 7.92 Ft x 6.08 Ft

Dining room 10.50 Ft x 8.08 Ft

Recreational, Games room 12.75 Ft x 11.42 Ft

Storage 18.50 Ft x 3.17 Ft

Furnace 12.33 Ft x 5.58 Ft

4pc Bathroom 7.83 Ft x 7.50 Ft

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Listing Presented By:



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4pc Bathroom	9.58 Ft x 4.92 Ft	Living room	16.33 Ft x 13.67 Ft
5pc Bathroom	11.33 Ft x 9.58 Ft	Kitchen	24.00 Ft x 9.00 Ft
Bedroom	15.17 Ft x 9.92 Ft	Dining room	13.67 Ft x 9.83 Ft
Kitchen	8.75 Ft x 8.08 Ft	2pc Bathroom	6.17 Ft x 5.00 Ft