



2415 54 Avenue Calgary Alberta

\$749,900

Welcome to North Glenmore Park, an extraordinary opportunity awaits you in this highly sought-after community. This spacious five bedroom bungalow not only provides an inviting space to call home but also presents an excellent rental/development potential. Whether you are looking for a comfortable family residence or a savvy investment opportunity, this property delivers on both fronts. Main floor features three bedrooms, living room, kitchen and a full bathroom. Step into the south-facing backyard, where an oasis of tranquility awaits. Bathed in natural light, this outdoor haven provides the perfect setting for relaxation and entertainment. Situated on an expansive 46'x120' lot, this property offers ample room for all your outdoor aspirations. One of the standout features of this property is the massive garage, measuring an impressive 26' x 22'. This home also boasts a two-bedroom illegal suite downstairs, complete with a full bathroom, a spacious living room and a convenient kitchen area. Nestled in a highly convenient location, this property offers easy access to public transit, shops, schools, bike paths, and the expansive Glenmore Park. With quick and seamless access to downtown, you can enjoy all the vibrant amenities the city has to offer while still embracing the serenity of a residential neighbourhood. Don't miss out on this exceptional opportunity to own this incredible home. Book your showing today! (id:6769)

Foyer 2.87 M x 4.04 M
 Kitchen 4.04 M x 3.76 M
 Living room 4.04 M x 3.86 M
 Bedroom 3.15 M x 2.69 M
 Bedroom 3.15 M x 2.69 M
 4pc Bathroom 1.80 M x 1.73 M
 Laundry room 4.98 M x 2.77 M

Foyer 1.20 M x .94 M
 Other 4.09 M x 3.33 M
 Living room 4.09 M x 4.55 M
 Primary Bedroom 4.06 M x 3.02 M
 Bedroom 3.05 M x 2.41 M
 Bedroom 3.00 M x 2.41 M
 4pc Bathroom 2.69 M x 1.50 M

Listing Presented By:



Originally Listed by:
 Royal LePage Solutions

<http://www.taejulee.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
 cm.mackenzie@shaw.ca