



2426 53 Avenue Calgary Alberta

\$1,145,000

**** OPEN HOUSE: Saturday, September 13th 3-5pm **** Welcome to 2426 53 Ave - A Perfect Blend of Modern Design and Community Living. Nestled in one of the area's most desirable and family-friendly neighborhoods, this newly built home offers the ideal combination of style, functionality, and location. With over 1,900 sq. ft. above grade, this thoughtfully designed property features 4 bedrooms and 3.5 bathrooms, providing ample space for both everyday living and entertaining. Step inside to an open and welcoming living room complete with custom built-ins and a cozy fireplace - perfect for family gatherings or quiet evenings in. At the heart of the home is the gourmet kitchen, outfitted with full-height cabinetry, a large quartz island, high-end appliances, and sleek quartz countertops. Adjacent to the dining area, sliding patio doors open to a sunny back deck, seamlessly blending indoor and outdoor living. The main floor also includes a practical mudroom and a stylish powder room for added convenience. Upstairs, the primary suite offers a true retreat with a vaulted ceiling, feature wall, walk-in closet, and a spa-inspired ensuite complete with soaker tub, dual vanities, and a walk-in shower. Two additional bedrooms, a full bathroom, laundry room, and built-in desk make the upper level as functional as it is beautiful. The fully finished basement offers even more living space, featuring a second living room with built-ins and electric fireplace, wet bar, home gym, fourth bedroom with walk-in closet, and a full bathroom - perfect for guests, teens, or extended family. Outside, enjoy a landscaped and fenced backyard with space to relax or entertain, and a double detached garage for secure parking and additional storage. Located in a vibrant community with parks, schools, and amenities nearby, this home also offers quick and easy access to Crowchild Trail--making your daily...

Family room 18.92 Ft x 11.33 Ft

Other 9.08 Ft x 3.92 Ft

Exercise room 8.92 Ft x 9.17 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Bedroom 11.42 Ft x 12.25 Ft

Other 6.25 Ft x 4.17 Ft

Dining room 10.67 Ft x 14.00 Ft

2pc Bathroom 5.83 Ft x 4.92 Ft

Other 5.75 Ft x 5.92 Ft

Other 13.58 Ft x 20.83 Ft

Primary Bedroom 14.92 Ft x 12.67 Ft

Other 6.17 Ft x 9.17 Ft

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Listing Presented By:



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<http://www.greengroup.estate/>



Real Estate Professionals Inc.

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

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

Furnace	4.33 Ft x 2.83 Ft	5pc Bathroom	8.92 Ft x 15.75 Ft
Other	8.00 Ft x 6.42 Ft	Other	4.58 Ft x 8.08 Ft
Living room	13.83 Ft x 14.42 Ft	Laundry room	5.75 Ft x 6.92 Ft
Kitchen	12.67 Ft x 17.83 Ft		