



## 2140 54 Avenue Calgary Alberta

\$1,199,900

MOVE IN READY - this stunning SOUTH-facing SEMI-DETACHED INFILL w/ a 2-BED LEGAL BASEMENT SUITE (subject to permits & approval by the city) is located in peaceful NORTH GLENMORE! This 2,900+ sq ft home is perfect for growing families or those looking for a great revenue opportunity w/ the additional 853 sq ft lower level! Surrounded by inner-city amenities a short drive (if not a walk) away, North Glenmore is the perfect place to raise a family & enjoy a contemporary lifestyle. You're 2 blocks from the Glenmore Athletic Park, Stu Peppard Arena, the Glenmore Aquatic Centre, PLUS River Park, Sandy Beach, & the Reservoir...& did we mention you're only 5 blocks away from the Lakeview Golf Course?! Commuting to the Beltline & Downtown is incredibly convenient, w/ easy access to 14th Street, Crowchild, & Glenmore; & Marda Loop & all its shopping & amenities are only a 4-min drive or 7-min bike ride away! At home during the day, enjoy a flood of light throughout your entire home w/ the South-facing front windows onto the front dining room & into the open-concept kitchen space. The family can spread out in the spacious kitchen w/ a large island w/ bar seating. Enjoy ceiling-height cabinets, quartz countertops, & a full-height tile backsplash that is sure to suit your style. Built-in cabinets under the stairwell provide ample storage space alongside the upper cabinets & lower drawers, plus an additional built-in pantry means you'll always have tons of storage options. The complete stainless steel appliance package includes a DOUBLE WIDE Full Fridge Full freezer, built-in wall oven/microwave, gas cooktop, & dishwasher. The bright living room is a welcoming hub, w/ large, bright windows & a modern inset gas fireplace w/ built-in shelving custom fireplace surround with inset tile. The rear mudroom features pocket door access from the kitchen for convenience w/ a bench & built...

Primary Bedroom 12.83 Ft x 12.33 Ft

Other 8.25 Ft x 5.75 Ft

Bedroom 110.42 Ft x 9.92 Ft

Bedroom 11.33 Ft x 10.33 Ft

Loft 15.58 Ft x 8.50 Ft

Laundry room 7.92 Ft x 5.67 Ft

Kitchen 10.33 Ft x 8.92 Ft

Living room 12.75 Ft x 12.67 Ft

Laundry room 5.75 Ft x 5.58 Ft

4pc Bathroom Measurements not available

Living room 15.83 Ft x 14.00 Ft

Kitchen 20.58 Ft x 15.50 Ft

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Listing Presented By:



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**4pc Bathroom** Measurements not available  
**5pc Bathroom** Measurements not available  
**Bedroom** 10.92 Ft x 10.25 Ft  
**Bedroom** 12.92 Ft x 10.58 Ft

**Dining room** 12.83 Ft x 11.75 Ft  
**2pc Bathroom** Measurements not available  
**Other** 13.50 Ft x 5.42 Ft