



## 2403 54 Avenue Calgary Alberta

\$899,900

This North Glenmore bungalow, featuring 3 bedrooms upstairs and 1 downstairs, presents an excellent opportunity for families, investors, or developers. Situated on a corner lot zoned RC-G, this well-maintained home boasts original hardwood floors on the main level, with three generously sized bedrooms and a beautifully renovated full bathroom. The expansive family room flows into a large kitchen equipped with luxury vinyl tile flooring, stainless steel appliances, and plenty of space for a large dining table. The lower level, which has a separate entrance, is set up for a kitchen and includes a spacious bedroom, office, oversized rec room, laundry room, full bathroom, and ample storage. The property also features a large south- and west-facing backyard with a new fence, an oversized heated double garage with workspace and shelving. Located in the highly sought-after North Glenmore Park, the property is within walking distance to the renowned off-leash River Park, Sandy Beach, the Glenmore Reservoir, Lakeview Golf Course, Earl Grey Golf Club, Glenmore Athletic Park, and nearby schools, parks, and playgrounds. It offers convenient access to major roadways and is just a 10-minute commute to downtown. CORNER LOT!! Plans have been submitted to City for TriPlex with 2 Bedroom Legal Suite. (id:6769)

Recreational, Games room 14.67 Ft x 25.33 Ft

3pc Bathroom 8.67 Ft x 11.17 Ft

Furnace 12.33 Ft x 13.17 Ft

Bedroom 10.75 Ft x 11.83 Ft

Office 9.50 Ft x 11.83 Ft

Living room 15.33 Ft x 17.42 Ft

Kitchen 11.00 Ft x 15.92 Ft

Primary Bedroom 11.00 Ft x 13.08 Ft

5pc Bathroom 11.00 Ft x 5.08 Ft

Bedroom 11.58 Ft x 9.08 Ft

Bedroom 11.67 Ft x 9.08 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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