



LIST OF DRAWINGS		LIST OF DRAWINGS	
A-0.0	Cover Page	A-5.0b	Above Ground Wall Detail 2
A-0.1	Assemblies	A-5.1	Foundation Detail
A-0.2	Schedule	A-5.2	Foundation Detail 2
A-1.0	Foundation plan	A-5.3	Tail Wall 1
A-1.1	Basement Plan	A-5.4	Tail Wall 2
A-1.2	Main Floor Plan	A-5.5	Tail Wall 3 & 4
A-1.3	Upper Floor Plan	A-5.6	Tail Wall 5
A-1.4	Roof Plan	A-5.7	Tail Wall Detail 1
A-2.0	Front Elevation	A-5.8	Tail Wall Detail 2
A-2.1	Rear Elevation	A-5.9	Party & Fire Wall Detail
A-2.2	Right Elevation	A-5.10	Party Wall Detail 2
A-2.3	Left Elevation	A-5.11	Rim Joist & Roof Details
A-3.0	Garage Plan	A-5.12	Air Barrier & Cantilever Details
A-3.1	Garage Elevation 1	A-5.13	Window Detail
A-3.2	Garage Elevation 2	A-5.14	Jamb & HRV Detail
A-3.3	Garage Sections	A-5.15	Firewall & Floor Details
A-4.0	Section 1	A-5.16	Technical Sheet
A-4.1	Section 2	E-1.1	Basement electrical
A-4.2	Section 3	E-1.2	Main Electrical
A-5.0a	Above Ground Wall Detail 1	E-1.3	Upper Electrical



FLOOR AREA - #1	
BASEMENT	= 686.67 SQ. FT.
MAIN	= 686.67 SQ. FT.
UPPER	= 714.00 SQ. FT.
TOTAL	= 1402.67 SQ. FT.
FLOOR AREA - #2	
BASEMENT	= 686.67 SQ. FT.
MAIN	= 686.67 SQ. FT.
UPPER	= 714.00 SQ. FT.
TOTAL	= 1402.67 SQ. FT.
FLOOR AREA - #3	
BASEMENT	= 686.67 SQ. FT.
MAIN	= 686.67 SQ. FT.
UPPER	= 714.00 SQ. FT.
TOTAL	= 1402.67 SQ. FT.

2403 54 Avenue Calgary Alberta

\$899,000

Conditionally Approved plans from the City of Calgary for TriPlex with 2 Bedroom Legal Suite has been uploaded to Supplements and in the subsequent pictures. 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!! (id:6769)

- Bedroom 10.75 Ft x 11.83 Ft
- 3pc Bathroom 8.67 Ft x 11.17 Ft
- Recreational, Games room 14.67 Ft x 25.33 Ft
- Furnace 12.33 Ft x 13.17 Ft
- Office 9.50 Ft x 11.83 Ft
- Living room 15.33 Ft x 17.42 Ft

- Primary Bedroom 11.00 Ft x 13.08 Ft
- Bedroom 11.58 Ft x 9.08 Ft
- Kitchen 11.00 Ft x 15.92 Ft
- 5pc Bathroom 11.00 Ft x 5.08 Ft
- Bedroom 11.67 Ft x 9.08 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

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