# \$825,000 - 2344 54 Avenue Sw, Calgary

MLS® #A2218958

## \$825,000

3 Bedroom, 1.00 Bathroom, 1,038 sqft Residential on 0.14 Acres

North Glenmore Park, Calgary, Alberta

Fantastic redevelopment opportunity in the highly sought after community of North Glenmore Park with a 52.25 x 117 ft. lot. Charming, clean, well maintained & loved, this 3 bedroom bungalow is move-in ready. Buy now and hold until ready to redevelop or renovate! You're welcomed to this lovely home with a covered patio/breezeway that is perfect for hanging out in. The vaulted main living area is flooded with sunshine and bright even on dull days. Throughout the main floor there is the original hardwood except in the bathroom and kitchen. This HUGE lot has RV parking and lots of room to grow! Great location with a quick commute to the mountains or downtown, close to Mount Royal University, Glenmore Athletic Park, Rockyview Hospital, ATCO campus, Marda Loop and the new Glenmore Twin Arena that is now under construction. There are also numerous highly rated schools at all levels including Central Memorial High School in the vicinity. First time offered since 1967.

Built in 1959

### **Essential Information**

MLS® # A2218958 Price \$825,000

Bedrooms 3
Bathrooms 1.00

Full Baths 1







Square Footage 1,038 Acres 0.14 Year Built 1959

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 2344 54 Avenue Sw Subdivision North Glenmore Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E 1M1

## **Amenities**

Parking Spaces 3

Parking Alley Access, Front Drive, Garage Faces Front, RV Access/Parking,

Single Garage Attached, Asphalt, On Street

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Covered Courtyard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Level

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 8th, 2025

Days on Market 3

Zoning R-CG

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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