

2417 53 Avenue SW
Calgary, Alberta

MLS # A2166884



\$629,900

Division:	North Glenmore Park		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,181 sq.ft.	Age:	1964 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Low Maintenance Lan		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: N/A

OPEN HOUSE SEPT 21ST 3:00PM - 5:00PM AND SEPT 22ND 2:30-4:30PM NO CONDO FEES!!! Spacious, bright, stylish and affordable! Awesome location next to a green space in the heart of desirable North Glenmore Park. Great curb appeal with stucco exterior and large, country-style front veranda. Step inside to discover an inviting open plan featuring maple hardwood throughout the main floor. Enjoy natural warmth and light streaming through large windows all around. Upgraded kitchen with granite counters, new dishwasher, corner stainless steel sinks and plenty of cabinet and counter space. Off the kitchen is a huge double-tiered deck and a sunny, south-facing back yard, all fenced for the kids and fur babies. The living room boasts a cozy natural gas fireplace with a tile surround and abundant space for all your favourite furniture pieces. Upstairs you'll find 3 bedrooms and 4-piece main bath with jetted soaker tub. Lower level features a nanny/granny suite with kitchenette, one bedroom and living area, 3-piece bath and utility room. Oversized double detached garage offers space for 2 vehicles plus extra storage room. Shingles on house and garage have been upgraded and the furnace is just a few years old. This home offers tremendous value and is perfect for those who love an inner-city lifestyle and enjoy the walkability of Marda Loop. Outdoor enthusiasts will revel in the variety of parks, playgrounds and pathways of the Glenmore Reservoir area while commuters will appreciate the proximity to the 54th Avenue station bus loop. Book your private viewing today. We can't wait to show you around! Any offers received will be presented Monday, September 23rd at 7 p.m. Subject to change should seller so choose.