

\$1,989,000 - 2016 53 Avenue Sw, Calgary

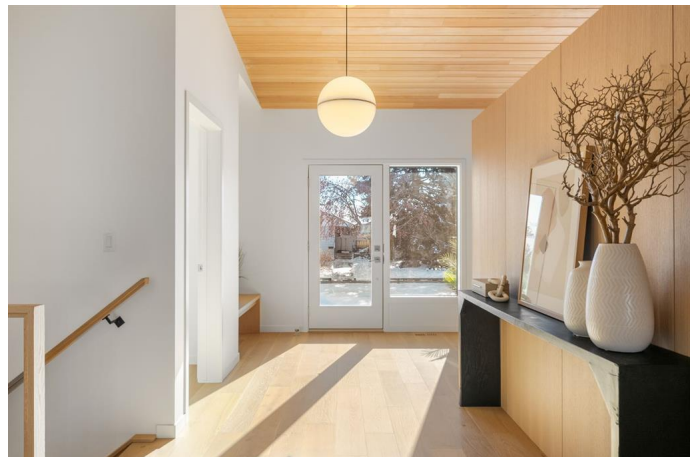
MLS® #A2191023

\$1,989,000

4 Bedroom, 4.00 Bathroom, 1,954 sqft
Residential on 0.13 Acres

North Glenmore Park, Calgary, Alberta

Discover the perfect blend of minimalist elegance and functional design in this stunning Scandinavian-inspired bungalow, with over 3800 SQ FT of finished living space! Situated on a 50-foot lot in the highly sought-after North Glenmore Park, this BRAND-NEW residence, built by Calista Homes, embodies warmth, simplicity, and expert craftsmanship. Designed to offer an airy, light-filled living experience, it seamlessly integrates clean lines, natural materials, and a connection to nature. Step inside to an expansive open-concept main floor, where vaulted ceilings, oversized windows, and a soft, neutral palette create a serene and inviting ambiance. Thoughtfully curated white oak flooring, natural stone accents, and sleek custom millwork add warmth and texture while designer lighting elevates the space. The gourmet kitchen is a statement of style and performance, featuring top-of-the-line appliances, an integrated wine fridge, and a spacious central island—perfect for casual gatherings and formal entertaining. Adjacent, the cozy living room with a gas fireplace flows effortlessly into the dining area, enhancing the home's seamless design. The primary suite is a private retreat with a spa-like ensuite featuring a curbless glass shower, a freestanding soaker tub, and dual floating vanities. A dedicated home office on the main level provides a quiet space for productivity, while a sleek powder room completes the level. Downstairs, the fully finished basement—enhanced by in-floor



radiant heating offers three additional bedrooms, each with a designated bath and laundry. A media room, flex space, and dedicated gym round out this versatile lower level, ensuring comfort and functionality for every lifestyle. Embracing the Scandinavian principle of connecting with nature, the home features expansive sliding doors that lead to an outdoor living space, perfect for year-round enjoyment. A detached double-car garage adds both convenience and ample storage. Nestled in North Glenmore Park, this exceptional home offers walking access to parks, scenic pathways, top-rated schools, and quick access to downtown an ideal balance of urban convenience and tranquil living. Experience the timeless beauty and functionality of this custom-designed bungalow. Don't miss it.

Built in 2024

Essential Information

MLS® #	A2191023
Price	\$1,989,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,954
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2016 53 Avenue Sw
Subdivision	North Glenmore Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1K7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Washer, Built-In Refrigerator, Induction Cooktop, Washer/Dryer Stacked, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office	Sotheby's International Realty Canada
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