

2322 54 Avenue SW
Calgary, Alberta

MLS # A2274312



\$1,445,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,005 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bidet, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	None		

****Get \$10,000 Back! Make your move into luxury living effortless with this exclusive buyer bonus.**** Located in the heart of North Glenmore Park, this move-in-ready luxury detached infill by Black Label Designer Homes offers refined architecture, elevated finishes, and a thoughtfully designed layout on a quiet, tree-lined street near parks, schools, and the golf course. The main floor is anchored by 11-ft ceilings and wide-plank engineered white oak herringbone hardwood, setting a sophisticated tone from the moment you enter. A full-height glass front door opens to a welcoming foyer with custom millwork and integrated storage. The front dining room offers a more formal gathering space, while the central kitchen is a true showpiece, featuring full-height custom cabinetry and a sculptural, rounded quartz island with a waterfall edge. The upgraded JennAir RISE appliance package includes a “gas cooktop, built-in wall oven, under-counter microwave drawer, panel-ready refrigerator, and dishwasher. Additional highlights include a Blanco undermount sink, Delta faucet, pot filler, and integrated LED undermount and skirt lighting found throughout the home. The rear living room is filled with natural light and centred around an elegant gas fireplace with a custom porcelain two-tiered mitre mantle and built-in cabinetry. A functional mudroom connects to the detached double garage, offering quartz bench seating, custom storage, and everyday convenience. The powder room makes a bold design statement with a curved vanity, quartz surfaces, designer lighting, and a VOVO smart bidet toilet. Upstairs, the vaulted primary suite features open wood beams, oversized windows, and a walk-through closet with custom built-in millwork and LED lighting. The spa-inspired ensuite includes a freestanding soaker tub, dual vessel sinks, quartz counters, a built-in

steam shower with body jets, and a skylight. All bathrooms throughout the home feature in-floor heating and VOVO smart bidet toilets, including the upper main bath with a wood slat feature wall. The upper laundry room is finished with quartz counters, designer tile backsplash, custom cabinetry, and a hanging rod. Two spacious secondary bedrooms with walk-in closets complete the upper level. The fully developed basement expands the living space with a large recreation room, fourth bedroom or gym, full bathroom, and a striking wet bar with quartz countertops, island, dishwasher, and bar sink—ideal for entertaining. A tankless hot water heater ensures year-round comfort. North Glenmore Park is one of Calgary's most desirable inner-city communities, offering a rare blend of tranquility and convenience. Steps from Glenmore Athletic Park, Sandy Beach, and the Elbow River pathway system, and walking distance to North Glenmore Park School and Central Memorial High School, with quick access to Mount Royal University, Lakeview Golf Course, Marda Loop, and major routes including Crowchild, Glenmore, and Sarcee Trail.