2001 56 Avenue SW

Calgary | Active | MLS® A2336379

$2,699,900









Bedrooms	Bathrooms	Year Built	Living area
6	**5**	**2027**	**3,076.29 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

READY SPRING 2027 -Positioned in one of North Glenmore Park's most loved pockets, this luxury new home brings a custom-home feel to inner-city Calgary. Set on a corner lot near Glenmore Athletic Park, Earl Grey Golf Club, Lakeview Golf Course, Glenmore Reservoir, Mount Royal University, Marda Loop, and quick routes downtown, it offers that rare mix of quiet residential living, outdoor access, everyday amenities, and high-end design.

From the front door, the home immediately feels different. A clean, architectural foyer opens into a formal dining room through a statement arch, creating a first impression that feels warm, polished, and anything but ordinary. Just off the entry, a private front office with a glass partition gives the main floor an executive feel, while custom built-ins and smart storage keep daily life calm and organized.

The heart of the home is where it really starts to show off. 10-ft ceilings, warm natural tones, creamy stone, soft wood details, and elevated lighting set the mood for a space that feels refined without feeling cold. The kitchen is the centrepiece, with a dramatic island, full-height cabinetry, stunning gas range, built-in oven and microwave, a walk-in pantry, and a butler's pantry with sink, beverage fridge, and extra prep space. Made for hosting, but just as good for quiet mornings at home.

The living room carries the same high-end energy with a gas fireplace, clean sightlines, and large doors opening to the rear deck. Beside the kitchen, the dining nook gives you an easy everyday eating space, while the formal dining room at the front creates a more elevated setting for dinners & holidays. A well-planned mudroom with bench, hooks, storage, access to the detached triple garage, and a nearby powder room completes the main floor with function you appreciate every day.

Upstairs, the primary retreat feels like a boutique hotel suite. The bedroom is tucked into its own quiet wing, with dual walk-in closets, a barn-door entry, and a spa-inspired ensuite with a freestanding soaker tub, oversized shower with bench, and long double vanity. Two additional bedrooms, each with a walk-in closet and private ENSUITE, sit on the opposite side of the floor, along with upper laundry with direct access to the primary walk-in closet, linen storage, and built-in cabinetry.

The lower level takes the home even further, offering a full lifestyle space with a large rec area, wet bar with curved designer island, wine cellar, glass-wrapped gym with sauna, two additional bedrooms, a full bathroom, and smart storage. Whether you want a movie-night zone, guest level, fitness space, or a place for older kids to spread out, this level gives you flexibility to live well now and adapt as life changes.

Every level has been planned with intention, creating a home that feels warm, modern, and elevated from top to bottom. Not just new. Not just beautiful. This is the kind of home that feels considered in every detail, from the way it looks to the way it lives.

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2336379
Bedrooms	6
Bathrooms	5
Year Built	2027
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,076.29 sq. ft.
Main Level Finished Area:	1,475.25 sq. ft.
Upper Level Finished Area:	1,601.04 sq. ft.
Below Grade Finished Area:	1,299 sq. ft.
Acreage:	No
Lot Area:	4,569 sq. ft.
Lot Frontage:	37'6"
Front Exposure:	North
Unit Exposure:	North
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2027 (Age: -)
Bedrooms:	6 (Above Grd: 3)

Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	3
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	4010AK
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Oversized, See Remarks
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Sink, Upper Level
City Quadrant:	Southwest
Community:	North Glenmore Park

Appliances:	Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 18' × 12' ·
Main Floor	Living Room · 16'6" × 16'6" ·
Main Floor	Pantry · 15'9" × 5'10" ·
Main Floor	Dining Room · 13' × 12' ·
Main Floor	Nook · 12' × 8' ·
Main Floor	Office · 13'8" × 10' ·
Main Floor	Mud Room · 6'10" × 5'10" ·
2nd Floor	Bedroom - Primary · 16'8" × 16'1" ·
2nd Floor	Bedroom · 11'10" × 11'5" ·
2nd Floor	Bedroom · 12' × 11'1" ·
2nd Floor	Walk-In Closet · 13' × 11'1" ·
2nd Floor	Walk-In Closet · 11'5" × 6'6" ·
2nd Floor	Laundry · 9'7" × 9'2" ·
Basement	Bedroom · 10'8" × 9'10" ·
Basement	Bedroom · 16'4" × 12'5" ·
Basement	Exercise Room · 20'5" × 10'8" ·
Basement	Game Room · 20'1" × 16'4" ·
Basement	Bedroom · 10'6" × 9'2" ·
Basement	Furnace/Utility Room · 11'7" × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths

Interior Features:	Bidet, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C1
Listed Date:	Sep 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2001-56-avenue-sw-calgary-a2336379/

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