2330 54 Avenue SW

Calgary | Active | MLS® A2359746

$1,170,000









Bedrooms	Bathrooms	Year Built	Living area
5	4	2026	2,060.6 sq. ft.

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403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Welcome to this exceptional brand-new semi-detached residence, ideally situated in the highly sought-after community of North Glenmore Park. Thoughtfully designed with a refined contemporary aesthetic, elevated finishes, and quality craftsmanship throughout, this impressive home offers a seamless balance of luxury, comfort, and functionality.

The main floor showcases beautiful hardwood flooring, a bright and spacious open-concept layout, and a private office ideally suited for working from home or creating a sophisticated study. At the heart of the home is the stunning designer kitchen, featuring elegant marble countertops, a large central island, extensive cabinetry, premium finishes, and a dedicated bar fridge. Flowing effortlessly into the dining and living areas, the kitchen creates an inviting and functional space for both everyday living and entertaining.

The upper level continues to impress with hardwood flooring throughout and no carpet. The luxurious primary retreat features generous closet space and a spa-inspired ensuite complete with a deep soaker tub, offering a relaxing and private escape. The additional bedrooms are thoughtfully designed for comfort, while convenient upper-level laundry enhances everyday functionality.

The fully developed lower level features a professionally built 2-bedroom LEGAL SUITE, complete with its own kitchen, living area, bedrooms, and bathroom. This versatile space is ideal for extended family, guests, or potential rental income.

The garage features a 200A electrical panel and is EV-charging ready.

Located just minutes from Marda Loop, Mount Royal University, parks, pathways, schools, shopping, dining, and major roadways, this exceptional property offers the very best of modern inner-city living. With its sophisticated design, marble countertops, hardwood flooring, dedicated main-floor office, bar fridge, spa-inspired primary ensuite, custom-panel refrigerator, and 2-bedroom legal suite, this North Glenmore Park residence presents an outstanding opportunity for buyers seeking luxury, versatility, and an exceptional location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359746
Bedrooms	5
Bathrooms	4
Year Built	2026
Property Type:	Residential

Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,060.6 sq. ft.
Lot Area:	3,063 sq. ft.
Lot Frontage:	26'2"
Front Exposure:	South
Unit Exposure:	South
Entry Level:	0
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	TBV
Heating:	Central, In Floor, Fireplace(s)
Basement:	Full, Finished, Separate/Exterior Entry

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Concrete, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Sink, Upper Level
City Quadrant:	Southwest
Community:	North Glenmore Park
Appliances:	Bar Fridge, Built-In Refrigerator, Dishwasher, Electric Range, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 16'2" × 14'3" ·
Main Floor	Dining Room · 15'1" × 13'11" ·
Main Floor	Foyer · 6'8" × 6'7" ·
Main Floor	Living Room · 15'4" × 14'9" ·

Main Floor	Mud Room · 8'7" × 7'2" ·
Main Floor	Office · 6'7" × 5'11" ·
2nd Floor	Bedroom - Primary · 16'5" × 13' ·
2nd Floor	Walk-In Closet · 8'10" × 5'4" ·
2nd Floor	Laundry · 8'10" × 5'7" ·
2nd Floor	Bedroom · 12'5" × 12'5" ·
2nd Floor	Bedroom · 14'9" × 10'11" ·
Basement	Furnace/Utility Room · 8'1" × 7'9" ·
Basement	Game Room · 15'9" × 15'6" ·
Basement	Bedroom · 13'10" × 10'8" ·
Basement	Bedroom · 11'5" × 10'1" ·
Basement	Kitchen · 11'8" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Nov 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2330-54-avenue-sw-calgary-a2359746/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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