



2403 54 Avenue SW  
Calgary, Alberta

MLS # A2206212



LIST OF DRAWINGS		LIST OF	
A-0.0	Cover Page	A-5.99	Above Grd
A-0.1	Assemblies	A-5.1	Foundation
A-0.2	Schedule	A-5.2	Foundation
A-1.0	Foundation plan	A-5.3	Tail Wall 1
A-1.1	Basement Plan	A-5.4	Tail Wall 2
A-1.2	Main Floor Plan	A-5.5	Tail Wall 3
A-1.3	Upper Floor Plan	A-5.6	Tail Wall 4
A-1.4	Roof Plan	A-5.7	Tail Wall 5
A-2.0	Front Elevation	A-5.8	Tail Wall 6
A-2.1	Rear Elevation	A-5.9	Party & Por
A-2.2	Right Elevation	A-5.10	Party Wall
A-2.3	Left Elevation	A-5.11	Plan Joint 8
A-3.0	Garage Plan	A-5.12	Air Barrier
A-3.1	Garage Elevation 1	A-5.13	Window Co
A-3.2	Garage Elevation 2	A-5.14	Garbs & Inf
A-3.3	Garage Sections	A-5.15	Firewall & I
A-4.0	Section 1	A-5.16	Technical
A-4.1	Section 2	E-1.1	Basement
A-4.2	Section 3	E-1.2	Main Elev
A-5.0a	Above Ground Wall Detail 1	E-1.3	Upper Elev



**\$889,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Private, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

Can Qualify for CMHC MLI Select Program. Conditionally Approved plans from the City of Calgary for TriPlex with 2 Bedroom Legal Suite (6 Rental units in total) has been uploaded in the subsequent pictures. This North Glenmore bungalow, featuring 3 bedrooms upstairs and 1 downstairs, presents an excellent opportunity for families, investors, or developers. Situated on a corner lot zoned RC-G, this well-maintained home boasts original hardwood floors on the main level, with three generously sized bedrooms and a beautifully renovated full bathroom. The expansive family room flows into a large kitchen equipped with luxury vinyl tile flooring, stainless steel appliances, and plenty of space for a large dining table. The lower level, which has a separate entrance, is set up for a kitchen and includes a spacious bedroom, office, oversized rec room, laundry room, full bathroom, and ample storage. The property also features a large south- and west-facing backyard with a new fence, an oversized heated double garage with workspace and shelving. Located in the highly sought-after North Glenmore Park, the property is within walking distance to the renowned off-leash River Park, Sandy Beach, the Glenmore Reservoir, Lakeview Golf Course, Earl Grey Golf Club, Glenmore Athletic Park, and nearby schools, parks, and playgrounds. It offers convenient access to major roadways and is just a 10-minute commute to downtown. CORNER LOT!!