

# \$619,900 - 2420 54 Avenue Sw, Calgary

MLS® #A2202324

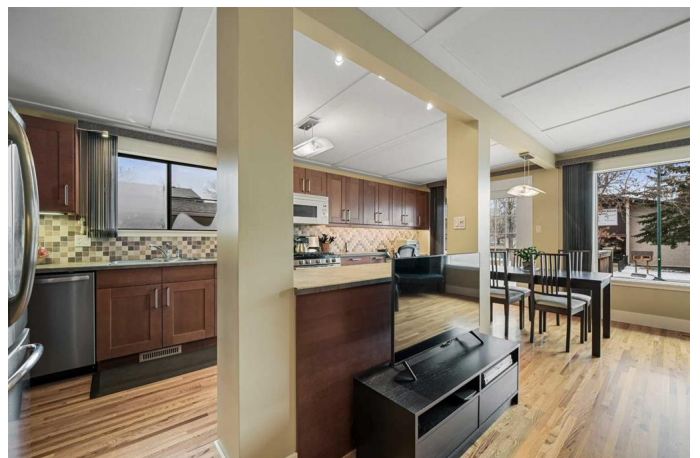
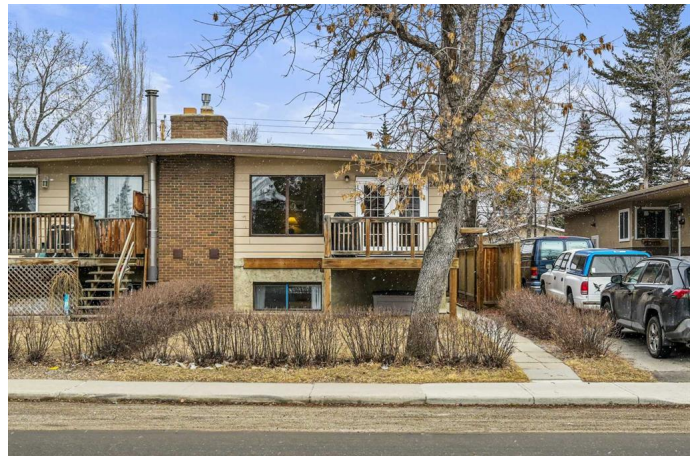
**\$619,900**

4 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

Properties of this calibre rarely come on the market. This is your chance to live in the close in SW at under 650k in a totally renovated Bilevel style 1/2 duplex that is 3/4's of the way to becoming 2 separate residences. It is also perfect if you have teenage children. The North Glenmore location is ideal, you are few steps to Calgary Transit and multiple bus routes that will take you to every part of the city. Downtown is 10 minutes by bus, 7 minutes by car!! All Schools, shopping, parks, bike paths, Mount Royal University are all within walking distance. Back to the property, the owner put in 3/4 inch redwood hardwood floors in 2010 and refinished them in 2020. He also opened up the kitchen to the living room and replaced all the cabinets, as well as adding undermount lighting. The main floor was totally renovated in 2010, the basement in 2013. Each floor has 2 bedrooms, a full bath with a washer and dryer for each floor. The basement has a newer kitchen that just requires a stove to be built in. This home could easily be suited. Added features include a heating system for the lower level with commercial ceiling radiant panels as well as a "Dricore" subfloor with a composite floating click floor. The main floor ceiling was stripped away and R40 insulation was added from the inside, then a decorative flat sloped ceiling was added. The wood burning fireplace in the living room was converted to gas. With all the renovations done the home was given a high efficiency rating by Enmax. See lister for



details. The home was fully fenced in 2013 and a carport with a garage door and storage were built at the same time. It would not take much to turn it into a single garage. All appliances were upgraded with the renovations and the dishwasher was replaced in 2022. The potential for this property is endless, whether you are an investor or a buyer wanting a move in home at a very affordable close in SW price!

Built in 1976

### **Essential Information**

MLS® #	A2202324
Price	\$619,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.07
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Active

### **Community Information**

Address	2420 54 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E1M3

### **Amenities**

Parking Spaces	1
Parking	Carport

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, See Remarks
Heating	Forced Air, Ceiling, Other, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Mantle, Gas Starter, Glass Doors
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Balcony, BBQ gas line, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks, Street Lighting
Roof	Flat Torch Membrane
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 19th, 2025
Days on Market	19
Zoning	R-CG

## Listing Details

Listing Office	Calgary West Realty
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