

2103 53 Avenue SW
Calgary, Alberta

MLS # A2212172

\$699,900

Division:	North Glenmore Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,129 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard, Level, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 455
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Walk-In Closet(s)

Inclusions: Mounted TV, Outdoor Custom Privacy Screens

Step into refined urban living with this stunning two-storey Urban Row Home by RNDSQL, thoughtfully designed with both elegance and functionality in mind. Offering over 1,500 sq. ft. of beautifully developed living space, this home combines stylish modern design with exceptional craftsmanship and upscale finishes throughout. From the moment you walk in, you're welcomed by a bright and airy dining area that seamlessly flows into the designer kitchen and family room—an open-concept layout perfect for everyday living and effortless entertaining. The kitchen is a true showstopper with two-tone cabinetry, quartz countertops, a herringbone tile backsplash, and statement pendant lighting, complemented by premium stainless steel appliances. The sun-soaked family room is anchored by a contemporary gas fireplace wrapped in elegant porcelain tile, and provides direct access to a private outdoor space. Here, you'll find a cedar deck and custom fencing. Upstairs, two spacious bedrooms await, including a luxurious primary suite featuring a spa-inspired ensuite with heated floors, a walk-in tile and glass shower, and refined modern finishes. A second full bathroom and convenient upper-level laundry complete the floor. The fully developed basement expands your living space even further, offering a generous recreation room, a third bedroom, and another full bathroom—perfect for guests, a home office, or a media lounge. Every detail has been thoughtfully curated—from luxury vinyl plank floors and ceilings, to designer lighting, modern hardware, and timeless color palettes. Recent maintenance includes professional cleaning of the furnace, ducts, dryer vents, and AC coils, ensuring peace of mind and year-round comfort. Located just steps from North Glenmore Athletic Park, River Park, Sandy Beach, and local

amenities like the pool and indoor tennis dome, this home offers unbeatable access to Calgary’s top recreational and lifestyle destinations.