

# \$1,475,000 - 2320 54 Avenue Sw, Calgary

MLS® #A2218013

**\$1,475,000**

5 Bedroom, 4.00 Bathroom, 1,939 sqft  
Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

Experience elevated living in this brand-new luxury infill by RTGG Builders, crafted in collaboration with John Trinh & Associates. Nestled on a quiet, tree-lined street in prestigious North Glenmore Park, this legally suited detached home offers nearly 2,000 sq ft above grade and over 2,700 sq ft of meticulously finished living space, including a fully developed legal suite with private entrance—a rare opportunity in one of Calgary’s most desirable inner-city communities.

Inside, timeless architecture meets modern elegance. Chevron-patterned hardwood floors, custom cabinetry, designer lighting, and brass fixtures create a refined ambiance throughout. The main floor’s open-concept layout centers around a showstopping kitchen, complete with a quartz waterfall island and high-end Thermador appliances, including a gas cooktop, built-in wall ovens, panelled fridge/freezer combo, dishwasher, and built-in microwave—a true chef’s dream.

The living area is anchored by a sleek electric fireplace feature wall with built-in cabinetry and oversized windows that fill the space with natural light. Upstairs, the primary retreat offers a spacious walk-in closet and a spa-inspired ensuite with a double vanity, freestanding soaker tub, and a fully tiled walk-in steam shower. For added comfort and luxury, the primary living area also features its



own electric fireplace. Two additional bedrooms, a full bath, laundry, and a versatile loft space complete the upper floor. Also equipped with Central air conditioning to keep you cool during the summer season.

The fully developed legal basement suite offers exceptional flexibility—perfect for rental income, multi-generational living, or upscale guest quarters. It includes two large bedrooms, a full bathroom, private laundry, a full kitchen, and generous living space with a separate entry. The legal basement suite also features in-floor radiant heating throughout, along with a forced-air heating system, offering dual heating options for year-round comfort.

All bathrooms in the home also feature in-floor heating, adding an extra layer of warmth and luxury.

Located just minutes from River Park, Glenmore Reservoir, and the vibrant shops and restaurants of Marda Loop, this home combines thoughtful design, high-end finishes, and unbeatable inner-city convenience

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218013    |
| Price          | \$1,475,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,939       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2320 54 Avenue Sw   |
| Subdivision | North Glenmore Park |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 1M1             |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 2                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear |
| # of Garages   | 2                                                       |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Double Vanity, Soaking Tub |
| Appliances        | Dishwasher, Double Oven, Garage Control(s), Range Hood, Washer/Dryer, Built-In Refrigerator, Built-In Freezer, Built-In Oven                                     |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas                                                                                                                  |
| Cooling           | None                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                |
| Fireplaces        | Electric, Living Room                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Suite                                                                                                                                                      |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other                                 |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Brick, Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 85            |

ZoningR-C2

Listing Details

Listing OfficeeXp Realty

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