

# \$2,249,000 - 2035 55 Avenue Sw, Calgary

MLS® #A2235218

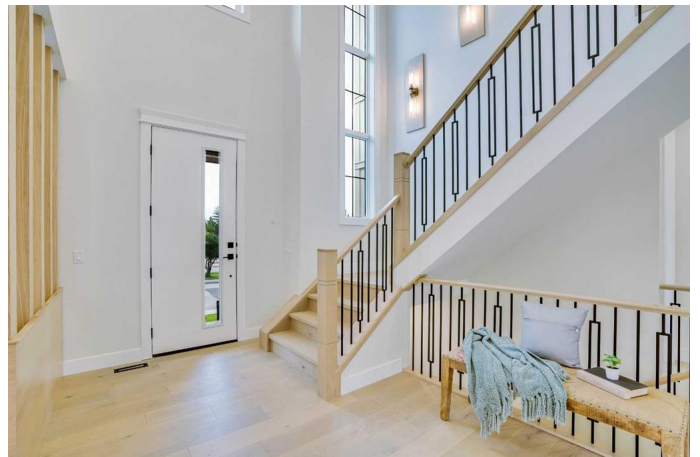
**\$2,249,000**

5 Bedroom, 4.00 Bathroom, 3,103 sqft

Residential on 0.13 Acres

North Glenmore Park, Calgary, Alberta

OPEN HOUSE: Sunday, June 29, 1:00 PM-4:00 PM, Step into elegance with this brand-new custom-built luxury residence in prestigious North Glenmore Park, just steps from Glenmore Reservoir, top-rated schools, golf courses, and scenic walking trails. This exceptional home is covered by the Alberta New Home Warranty and offers over 4,300 sq ft of refined living space designed for comfort, style, and modern family living. This 5-bedroom, 4.5-bath home features two primary suites, heated bathroom floors. The gourmet kitchen is a chef's dream, boasting high-end JennAir appliances, exquisite quartz countertops, a massive island, and a walk-in pantry. Exceptional Features Include: â€¢ Custom-built TV units and designer feature walls throughout â€¢ Stunning high-end light fixtures, highlighted by an impressive foyer chandelier â€¢ Premium finishes including engineered hardwood on main/upper levels and plush basement carpeting â€¢ Elegant formal living and dining rooms for gracious entertaining â€¢ Cozy family room with a natural gas fireplace â€¢ Practical main-floor office space â€¢ Stylish wet bar for effortless entertaining â€¢ State-of-the-art theater room with built-in speakers and LED lighting â€¢ Central air conditioning for year-round comfort â€¢ Spacious heated 3-car garage (30'x26') with EV charging capability â€¢ Integrated speaker system and comprehensive monitoring with security cameras â€¢ Beautifully landscaped front yard with a



charming sitting area â€¢ Resort-style  
backyard featuring an expansive deck and  
concrete patio with custom natural gas fire pit,  
Don't miss out, book your showing today

Built in 2025

**Essential Information**

MLS® #	A2235218
Price	\$2,249,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,103
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2035 55 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E1M5

**Amenities**

Parking Spaces	3
Parking	220 Volt Wiring, Alley Access, Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s), Insulated, Oversized, Triple Garage Detached
# of Garages	3

**Interior**

Interior Features	Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding,
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	Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Steam Room, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Electric Water Heater, ENERGY STAR Qualified Appliances, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Oven-Built-In, Washer/Dryer
Heating	Central, ENERGY STAR Qualified Equipment, Exhaust Fan, Fireplace(s), Forced Air, Hot Water, Natural Gas
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Manufactured Floor Joist, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	Greater Property Group
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