

\$1,875,000 - 2008 55 Avenue Sw, Calgary

MLS® #A2232479

\$1,875,000

4 Bedroom, 4.00 Bathroom, 2,820 sqft

Residential on 0.14 Acres

North Glenmore Park, Calgary, Alberta

Welcome to North Glenmore Park â€” Altadoreâ€™s best-kept secret. This Calista home has a winning layout for a family. This 4-bedroom, 4-bathroom home offers one of the best locations in the city. Situated on a 50 ft full-size lot â€” providing the luxury of space to breathe and look out! Its clever design, with a full back mudroom and a large open foyer at the front, allows everyone to spill into this stunning space. The front main floor den can be used as a quiet space, office, or studio. The large kitchen has a pantry tucked away with a freezer and open shelving. The dining area flows onto the back patio, where youâ€™ll find an oversized double garage, firepit, and fun sport court. Beautiful landscaping and mature trees complete this private oasis. The home is full of well-thought-out, designer-selected finishes. The upper floor includes 3 bedrooms, a deluxe laundry room, and a cozy reading nook. The spacious primary suite features a walk-in closet and a beautiful spa-like ensuite. The basement area includes a home gym, fourth bedroom and bathroom, as well as a bar area and more storage â€” with plenty of room to play or relax. This is a custom designer home where every detail has been carefully considered. Storage areas are both endless and cleverly hidden. The location of this home exceeds expectations. Hop on Calgary's best bike paths, walk to Lakeview Golf Course in 5 minutes, and enjoy being across the street from the city pool, Aforza Tennis, padel and pickleball courts. The nearby track and field



area and hockey arena are just a minute's drive away – and you can even walk to the Altadore dog park. This neighbourhood offers larger single-family homes with direct access to transit and nature, providing serenity and peacefulness without the density and congestion of other areas. North Glenmore Park feels like its own little retreat within the city. The reservoir adds a serene touch, and having bike paths right at your doorstep means effortless access to Calgary's best outdoor spaces. It's the kind of neighbourhood where every day feels like a mix of adventure and relaxation. Forget a private club membership – this location offers all the amenities to keep your family active and connected. Head out for a run just minutes from the crystal-clear waters of the reservoir. Kids bike to sailing lessons. Most 50 ft lot homes in this area are sold privately. Take advantage of this rare opportunity to own a true family home and add your own personal touch – without the \$2.5–\$3 million price tag. Parking is never a problem, as there are no infills on this block. Location, location, location.

Built in 2013

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2232479 |
| Price | \$1,875,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,820 |
| Acres | 0.14 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |

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

Community Information

| | |
|-------------|---------------------|
| Address | 2008 55 Avenue Sw |
| Subdivision | North Glenmore Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 1M6 |

Amenities

| | |
|----------------|-----------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan |
| Appliances | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Built-In Freezer, Induction Cooktop |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Great Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 23rd, 2025 |
| Days on Market | 7 |

Zoning

R-CG

Listing Details

Listing Office

Real Estate Professionals Inc.

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