



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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2023 53 Avenue SW
Calgary, Alberta

MLS # A2265977



\$820,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Window Coverings-all

Located just steps from Glenmore Athletic Park, this property offers tremendous potential for redevelopment, investment, or as the site of your future dream home. North Glenmore Park is one of Calgary's most desirable inner-city communities—known for its tree-lined streets, proximity to Mount Royal University, easy access to downtown, excellent schools, and abundant recreation options. The existing bungalow offers over 2,000 sq. ft. of developed living space, featuring three bedrooms on the main level and the potential for a fourth bedroom in the large lower-level flex room. Updates include a newer roof, renovated basement, and brand-new washer and dryer—making it ideal for those looking to generate rental income or live in while planning future development. This flat 50' x 117' lot -- with south facing backyard -- is perfectly positioned for a custom single-family home or an infill project, surrounded by newly built luxury homes that highlight the area's growth and appeal. Don't miss your chance to secure a property in this highly sought-after inner-city location—whether you're an investor, builder, or future homeowner, the potential here is undeniable.