



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

780-831-7725
jackadmin@gpremax.com

2340 54 Avenue SW
Calgary, Alberta

MLS # A2267956



\$845,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		
Inclusions:	N/A		

Tucked away in highly desirable North Glenmore, this 1959 bungalow is a true gem. Set on a generous 52 × 117 ft lot with RC-G zoning, it offers flexibility for future development. The home has been tastefully updated with a custom kitchen, a sunny rear deck perfect for entertaining, and an extended garage providing plenty of storage or workshop space. The finished basement adds versatility with its own bedroom and kitchen. Ideal for guests, multi-generational living, or added income potential. Just steps from Glenmore Athletic Park and the Reservoir, with easy access to Crowchild Trail, this location offers a rare blend of quiet residential living and unbeatable city connectivity.