\$2,350,000 - 2035 55 Avenue Sw, Calgary

MLS® #A2224333

\$2,350,000

5 Bedroom, 4.00 Bathroom, 3,084 sqft Residential on 0.13 Acres

North Glenmore Park, Calgary, Alberta

Welcome to this luxurious custom-built home in prestigious North Glenmore Park, steps from Glenmore Reservoir, top schools, golf, and scenic trails. With 4,300 sq ft of refined living space, 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:

• Custom-built TV units and designer feature walls throughout

feature walls throughout • Stunning high-end light fixtures, highlighted by an impressive foyer chandelier • Premium finishes including engineered hardwood on main/upper levels and plush basement carpeting

• Elegant formal living and dining rooms for gracious entertaining

• Cozy family room with a natural gas fireplace

• Practical main-floor office space

• Stylish wet bar for effortless entertaining

• State-of-the-art theater room with built-in speakers and LED lighting

• Central air conditioning for year-round comfort

• Spacious heated 3-car garage (30'x26')
 with EV charging capability
 • Integrated speaker system and
 comprehensive monitoring with security

• Beautifully landscaped front yard with a

cameras







charming sitting area • 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® # A2224333 Price \$2,350,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 3,084
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, Garage Door Opener, Heated Garage, Triple Garage

Detached

of Garages 3

Interior

Interior Features Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet

Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Steam Room, Sump Pump(s),

Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Electric

Water Heater, ENERGY STAR Qualified Appliances, Gas Cooktop,

Microwave, Refrigerator, Washer/Dryer

Heating Central, In Floor, ENERGY STAR Qualified Equipment, Exhaust Fan,

Fireplace(s), Forced Air, Natural Gas

Cooling Central Air, ENERGY STAR Qualified Equipment

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, 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, Garden, Landscaped, Lawn, Low Maintenance

Landscape

Roof Asphalt Shingle

Construction Concrete, Manufactured Floor Joist, Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 25th, 2025

Days on Market 22

Zoning R-CG

Listing Details

Listing Office Greater Property Group

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