

# \$845,000 - 2340 54 Avenue Sw, Calgary

MLS® #A2267956

## \$845,000

4 Bedroom, 2.00 Bathroom, 1,072 sqft  
Residential on 0.14 Acres

North Glenmore Park, Calgary, Alberta

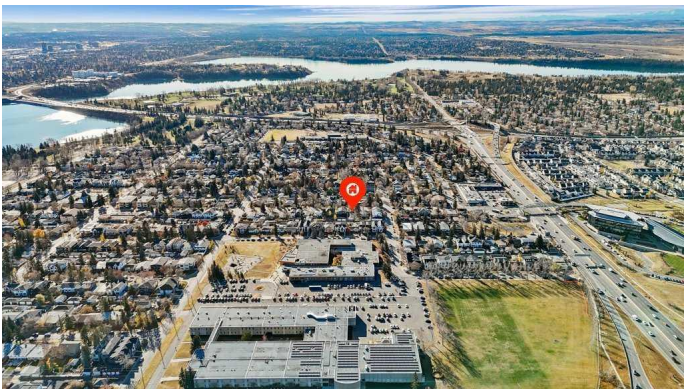
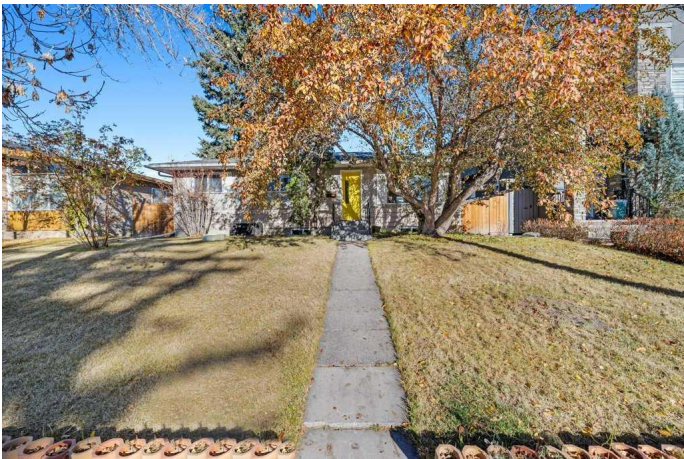
Tucked away in highly desirable North Glenmore, this 1959 bungalow is a true gem. Set on a generous 52'—117 ft lot with RC-G zoning, it offers flexibility for future development. The home has been tastefully updated with a custom kitchen, a sunny rear deck perfect for entertaining, and an extended garage 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.

Built in 1959

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267956    |
| Price          | \$845,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,072       |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2340 54 Avenue Sw   |
| Subdivision | North Glenmore Park |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 1M1             |

### Amenities

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

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Storage                                           |
| Appliances        | Dishwasher, Gas Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Full                                              |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 4                  |
| Zoning         | R-CG               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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