

# \$820,000 - 2023 53 Avenue Sw, Calgary

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MLS® #A2265977

**\$820,000**

3 Bedroom, 2.00 Bathroom, 1,054 sqft  
Residential on 0.13 Acres

North Glenmore Park, Calgary, Alberta

Welcome to this charming bungalow in the highly sought-after community of North Glenmore Park. Perfectly situated just steps from Glenmore Athletic Park and scenic walking paths, this home offers the ideal blend of comfort, convenience, and potential.

With over 2,000 sq. ft. of developed living space, this original bungalow has been lovingly maintained and features updates to the kitchen, a fully finished basement, and a recently replaced roof. The spacious 50' x 117' lot provides endless opportunities whether you're looking to move in, invest, or build your dream home.

Enjoy being close to excellent schools, Mount Royal University, and easy access to downtown. North Glenmore Park is known for its central location, tree-lined streets, and proximity to parks, recreation, and major amenities.

Don't miss this opportunity to secure a property in one of Calgary's most desirable inner-city neighbourhoods!

Built in 1961

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2265977  |
| Price  | \$820,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,054       |
| Acres          | 0.13        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2023 53 Avenue Sw   |
| Subdivision | North Glenmore Park |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 1K6             |

### Amenities

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

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Basement, Gas                                          |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description   | Rectangular Lot      |
| Roof              | Asphalt Shingle      |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stucco, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 1                  |
| Zoning         | R-CG               |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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