

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

MLS® #A2224333

**\$2,350,000**

5 Bedroom, 4.00 Bathroom, 3,084 sqft

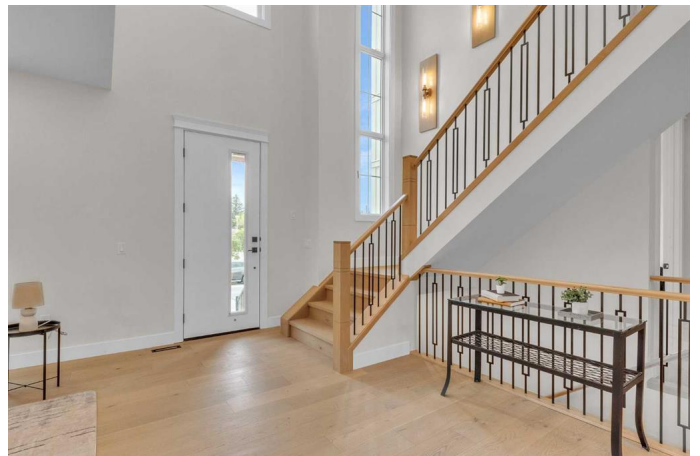
Residential on 0.13 Acres

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
- 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 cameras
- Beautifully landscaped front yard with a



charming sitting area  
â€¢ 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 | 23             |
| Zoning         | R-CG           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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