

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

MLS® #A2224333

**\$2,350,000**

5 Bedroom, 4.00 Bathroom, 3,084 sqft

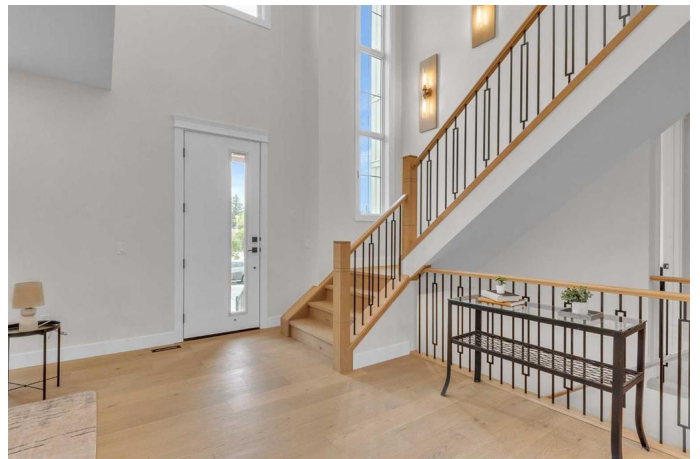
Residential on 0.13 Acres

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
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	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	28
Zoning	R-CG

## Listing Details

Listing Office	Greater Property Group
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