

# \$699,900 - 2103 53 Avenue Sw, Calgary

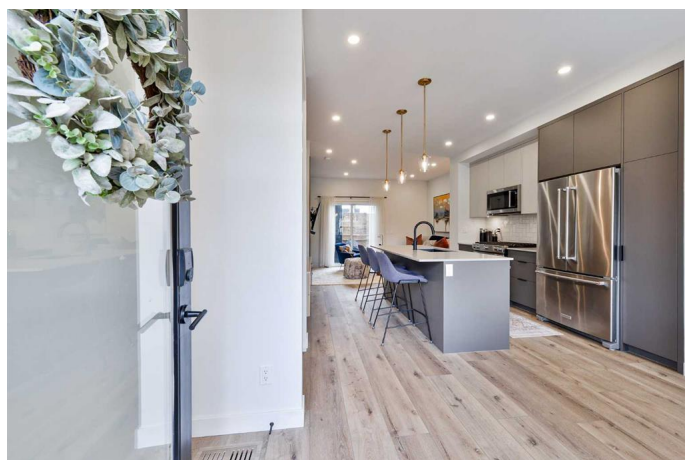
MLS® #A2212172

**\$699,900**

3 Bedroom, 4.00 Bathroom, 1,129 sqft  
Residential on 0.00 Acres

North Glenmore Park, Calgary, Alberta

Step into refined urban living with this stunning two-storey Urban Row Home by RNDsQR, thoughtfully designed with both elegance and functionality in mind. Offering over 1,500 sq. ft. of beautifully developed living space, this home combines stylish modern design with exceptional craftsmanship and upscale finishes throughout. From the moment you walk in, youâ€™re welcomed by a bright and airy dining area that seamlessly flows into the designer kitchen and family roomâ€”an open-concept layout perfect for everyday living and effortless entertaining. The kitchen is a true showstopper with two-tone cabinetry, quartz countertops, a herringbone tile backsplash, and statement pendant lighting, complemented by premium stainless steel appliances. The sun-soaked family room is anchored by a contemporary gas fireplace wrapped in elegant porcelain tile, and provides direct access to a private outdoor space. Here, youâ€™ll find a cedar deck and custom fencing. Upstairs, two spacious bedrooms await, including a luxurious primary suite featuring a spa-inspired ensuite with heated floors, a walk-in tile and glass shower, and refined modern finishes. A second full bathroom and convenient upper-level laundry complete the floor. The fully developed basement expands your living space even further, offering a generous recreation room, a third bedroom, and another full bathroomâ€”perfect for guests, a home office, or a media lounge. Every detail has been



thoughtfully curatedâ€”from luxury vinyl plank floors and 9â€™ ceilings, to designer lighting, modern hardware, and timeless color palettes. Recent maintenance includes professional cleaning of the furnace, ducts, dryer vents, and AC coils, ensuring peace of mind and year-round comfort. Located just steps from North Glenmore Athletic Park, River Park, Sandy Beach, and local amenities like the pool and indoor tennis dome, this home offers unbeatable access to Calgaryâ€™s top recreational and lifestyle destinations.

Built in 2018

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2212172      |
| Price          | \$699,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,129         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2103 53 Avenue Sw   |
| Subdivision | North Glenmore Park |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 1K9             |

**Amenities**

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Lighting, Private Yard                               |
| Lot Description   | Back Yard, Level, Low Maintenance Landscape, Private |
| Roof              | Flat Torch Membrane                                  |
| Construction      | Stucco, Wood Frame, Wood Siding                      |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 27               |
| Zoning         | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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