

# \$2,150,000 - 2035 55 Avenue Sw, Calgary

MLS® #A2239683

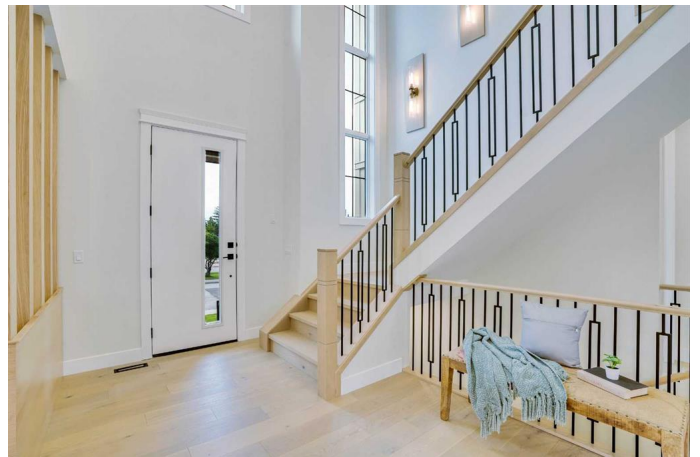
**\$2,150,000**

5 Bedroom, 4.00 Bathroom, 3,103 sqft

Residential on 0.13 Acres

North Glenmore Park, Calgary, Alberta

OPEN HOUSE: Sunday, July 20th, 12:00 PM - 2:00 PM, Step into elegance with this brand-new custom-built luxury residence in prestigious North Glenmore Park, just steps from Glenmore Reservoir, top-rated schools, golf courses, and scenic walking trails. This exceptional home is covered by the Alberta New Home Warranty and offers over 4,300 sq ft of refined living space designed for comfort, style, and modern family living. 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® #         | A2239683    |
| Price          | \$2,150,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,103       |
| 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, Triple Garage Detached |
| # of Garages   | 1                                                           |

**Interior**

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Steam |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                                                                                                                                                        |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Room, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)                                                                                                                                                                                                                                                                   |
| Appliances      | Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Water Heater, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Washer/Dryer |
| Heating         | Central, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas                                                                                                                                                                                                                                                    |
| Cooling         | Central Air, ENERGY STAR Qualified Equipment                                                                                                                                                                                                                                                                           |
| Fireplace       | Yes                                                                                                                                                                                                                                                                                                                    |
| # of Fireplaces | 1                                                                                                                                                                                                                                                                                                                      |
| Fireplaces      | Gas                                                                                                                                                                                                                                                                                                                    |
| Has Basement    | Yes                                                                                                                                                                                                                                                                                                                    |
| Basement        | Finished, Full                                                                                                                                                                                                                                                                                                         |

## Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Lighting, Private Entrance, Private Yard                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Concrete, Manufactured Floor Joist, Stone, Stucco, Wood Frame                                 |
| Foundation        | Poured Concrete                                                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 22              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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