

**2039 55 Avenue SW**  
**Calgary, Alberta**

**MLS # A2294657**



**\$1,525,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,503 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** A/C

In one of Calgary's most desirable, central, and elite communities, this striking modern residence presented by SHEMSHO CONSTRUCTION, offers 2502 sq ft of MASTERFULLY DESIGNED living space across the three upper levels, with another 1035 sq ft below grade, including an EXTENDED BASEMENT under the back deck area of the home. The main floor, with full WAINSCOTTING detail, welcomes you (under flat painted ceilings on all levels) into a spacious dining area off the main entry, which flows seamlessly into a CAPTIVATING KITCHEN area, featuring a show stopping 10' QUARTZ ISLAND and sleek modern finishes. At the rear of the main level, a bright and attractive living room, with a contemporary GAS FIREPLACE, opens with sliders to the SOUTH FACING BACKYARD, which expands onto a large vinyl deck offering exclusive space to create your stunning OUTDOOR ESCAPE. A mudroom, tucked away powder room, and main floor office with a glass surround, complete this GORGEOUS space. The second floor offers a true PRIMARY RETREAT; with a massive ensuite featuring heated floors; a STEAM shower, CLAWFOOT soaker tub, and a walk-in closet, alongside two additional bedrooms, each with its own walk-in closet ~ a full bathroom, and a well ~ appointed + MAGAZINE WORTHY laundry area. The UPPER LOFT LEVEL is a standout feature, offering a massive front flex space with peek~ a ~ boo DOWNTOWN VIEWS and an UPPER FRONT PATIO to enjoy summer evenings under the night sky. A full bathroom, large walk-in closet, and WET BAR complete the third floor. The basement adds even more flexibility, complete with one MASSIVE BEDROOM, a GYM, an expansive THEATRE ROOM AREA, plus another wet bar. With no shortage of bedrooms or closet space, this home is as functional as it is beautiful. Additional highlights include

spanish PORCELANOSA tiles, a roughed-in speaker system; fully completed air conditioning, full landscaping, and an UNBEATABLE LOCATION. Surrounded by nature, amenities, parks, pathways, cafes, golf, recreation, and everything inner-city Calgary offers ~ One block away from Glenmore Athletic Park + walking distance to Lakeview Golf Course, this is not one to miss!