

# \$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 RNDQR, 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, you're welcomed by a bright and airy dining area that seamlessly flows into the designer kitchen and family room—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, you'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 bathroom—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	14
Zoning	R-CG

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.