

\$820,000 - 2023 53 Avenue Sw, Calgary

MLS® #A2265977

\$820,000

3 Bedroom, 2.00 Bathroom, 1,054 sqft
Residential on 0.13 Acres

North Glenmore Park, Calgary, Alberta

Located just steps from Glenmore Athletic Park, this property offers tremendous potential for redevelopment, investment, or as the site of your future dream home. North Glenmore Park is one of Calgary's most desirable inner-city communities—known for its tree-lined streets, proximity to Mount Royal University, easy access to downtown, excellent schools, and abundant recreation options.

The existing bungalow offers over 2,000 sq. ft. of developed living space, featuring three bedrooms on the main level and the potential for a fourth bedroom in the large lower-level flex room. Updates include a newer roof, renovated basement, and brand-new washer and dryer—making it ideal for those looking to generate rental income or live in while planning future development.

This flat 50' x 117' lot -- with south facing backyard --is perfectly positioned for a custom single-family home or an infill project, surrounded by newly built luxury homes that highlight the area's growth and appeal.

Don't miss your chance to secure a property in this highly sought-after inner-city location—whether you're an investor, builder, or future homeowner, the potential here is undeniable.

Built in 1961



Essential Information

MLS® #	A2265977
Price	\$820,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2023 53 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1K6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District
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