

2043 57 Avenue SW
Calgary, Alberta

MLS # A2305088



\$899,000

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|------------------|------------------------|---------------|-------------------|
| Division: | North Glenmore Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,185 sq.ft. | Age: | 1960 (66 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

Heating: Forced Air

Floors: Hardwood, Linoleum, See Remarks

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NA

Surrounded by an exceptional array of amenities—including parks, top-rated schools, Glenmore Athletic Park, Sandy Beach Park, the Glenmore Reservoir, and Mount Royal University—this outstanding property sits on a large 50ft x 118ft corner lot with a sunny south-facing backyard in the highly sought-after community of North Glenmore Park. The home is currently tenant-occupied on a flexible month-to-month basis, offering excellent potential for investors or those planning future redevelopment. Recent updates include a new furnace and hot water tank installed in 2024. Surrounded by multi-million dollar homes, this prime location presents a rare opportunity to build your dream home in one of Calgary's most desirable inner-city neighbourhoods. ALL OFFERS TO BE REVIEWED APRIL 29TH AT 5PM, please have all offers submitted before presentation time, thanks!