

\$1,300,000 - 2137 / 2139 53 Avenue Sw, Calgary

MLS® #A2266302

\$1,300,000

4 Bedroom, 1.00 Bathroom, 2,000 sqft
Residential on 0.14 Acres

North Glenmore Park, Calgary, Alberta

Fantastic investment opportunity! This well-maintained DUPLEX offers FOUR RENTABLE UNITS – two upper suites and two long-established, illegal basement SUITES built many years ago. The property has been meticulously maintained both mechanically and cosmetically, featuring SIX NEW UPPER FRONT VINYL WINDOWS, TWO NEW SLIDING PATIO DOORS, and numerous other upgrades throughout. Each unit is in excellent condition and currently occupied by QUIET, LONG-TERM TENANTS – all on fixed-term leases, non-smokers, no pets, and no children. Situated in the highly desirable NORTH GLENMORE PARK NEIGHBORHOOD, this property sits on a quiet street surrounded by million-dollar infills. Enjoy close proximity to MOUNT ROYAL UNIVERSITY, ROCKYVIEW HOSPITAL, THE UNIVERSITY OF CALGARY, MARDIA LOOP, restaurants, GLENMORE PARK, DOWNTOWN, transit, and several PUBLIC SCHOOLS. The property includes four off-street parking stalls and a storage shed, offering an ideal low-maintenance, multi-income investment.

Note: Basement suites are illegal as there are no City of Calgary secondary suite stickers. However, all basement WINDOWS are LARGE, and the upper units feature vaulted ceilings with a sloped roof. Sitting on a 50' x 120' LOT ZONED R-CG, this property offers EXCELLENT REDEVELOPMENT POTENTIAL in one of Calgary's most sought-after inner-city areas.



Built in 1971

Essential Information

MLS® #	A2266302
Price	\$1,300,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	2,000
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	2137 / 2139 53 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E1K9

Amenities

Parking Spaces	4
Parking	Alley Access, Off Street, Common, Gravel Driveway, Plug-In, Side By Side, Stall, Unpaved

Interior

Interior Features	Ceiling Fan(s), No Animal Home, Laminate Counters
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony, Rain Gutters, Storage
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Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot, City Lot
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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