

# \$1,590,000 - 2203 Lancing Avenue Sw, Calgary

MLS® #A2178970

**\$1,590,000**

4 Bedroom, 4.00 Bathroom, 2,030 sqft  
Residential on 0.17 Acres

North Glenmore Park, Calgary, Alberta

Nestled in the heart of highly coveted North Glenmore Park, this immaculate corner-lot home offers over 2,700 sq ft of beautifully finished living space, perfect for families who value both style and functionality. With 4 bedrooms and 4 bathrooms, this home seamlessly combines contemporary design with thoughtful renovations, making it a true dream for those seeking comfort, convenience, and access to a wealth of nearby amenities. Step inside to discover an open, airy floor plan with multiple living spaces, ideal for entertaining and family gatherings. The main living area features a sleek gas fireplace and flows effortlessly into the chef-inspired kitchen and dining area. At the heart of the kitchen is a striking 12â€™™ quartz island with a breakfast bar, complemented by brand-new appliances, including a gas range, wine storage, and ample cabinetry. Just off the kitchen, a cozy family room opens to a private deck, perfect for outdoor relaxation. On the same level, youâ€™™ll find a bedroom/office space, laundry/mud room and a powder room. Upstairs, the home offers two generously sized suites. The luxurious primary suite serves as a serene retreat, complete with a spa-like ensuite featuring a walk-in shower, soaker tub, and walk-in closet. The second suite also boasts a private 4-piece ensuite, offering guests or family members comfort and privacy. The fully finished basement provides a large rec room with electric fireplace, a 4th bedroom, and a 4-piece bathroom. Throughout the



home, you'll find premium 3/4" Red Oak hardwood floors, recessed lighting, high ceilings, and central air conditioning. Landscaping has been updated with new sod, metal flower bed edging, and fencing on the north side. Just steps from the Earl Grey Golf Club and within walking distance to Lakeview Plaza, this home is ideally situated for easy access to all amenities. Enjoy quick proximity to Rockyview General Hospital, Mount Royal University, and major transportation routes. Don't miss out on this rare opportunity to own a fully renovated home in one of Calgary's most sought-after neighborhoods. See the feature sheet for a complete list of upgrades and renovations!

Built in 1966

### **Essential Information**

MLS® #	A2178970
Price	\$1,590,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,030
Acres	0.17
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	2203 Lancing Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3E 5P5

## Amenities

Parking Spaces 4  
Parking Driveway, Double Garage Attached, Front Drive  
# of Garages 2

## Interior

Interior Features Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, French Door, Sump Pump(s), Wired for Data  
Appliances Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Gas Range  
Heating Fireplace(s), Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Basement, Electric, Insert, Living Room, Tile  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Corner Lot, Flood Plain  
Roof Asphalt Shingle  
Construction Composite Siding, Wood Frame, Stucco  
Foundation Poured Concrete

## Additional Information

Date Listed November 13th, 2024  
Days on Market 161  
Zoning R-CG

## Listing Details

Listing Office Royal LePage Benchmark

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.