

# \$1,659,900 - 2112 Lyle Avenue Sw, Calgary

MLS® #A2209693

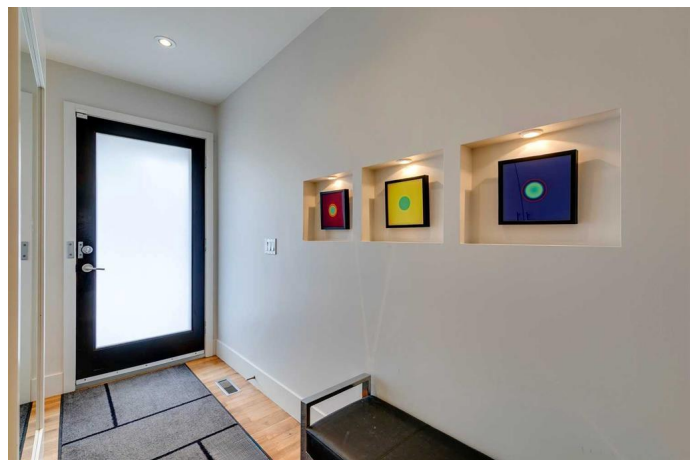
**\$1,659,900**

5 Bedroom, 3.00 Bathroom, 1,781 sqft  
Residential on 0.17 Acres

North Glenmore Park, Calgary, Alberta

Just steps from the Earl Grey Golf Course and minutes to the Glenmore Reservoir, this extensively updated bungalow offers nearly 1,800 sq. ft. above grade and sits on a generous 74 ft lot—one of the largest in the community at 7,287 sq. ft (676.98 sq. m)—featuring the rare advantage of an attached garage with epoxy flooring in an inner-city location. The home boasts 3 bedrooms up, 2 down, and 3 full bathrooms, including a stunning ensuite in the primary bedroom with a large walk-in closet. The open-concept kitchen includes a quartz island with a waterfall profile that seats four, along with ample storage cabinetry in both the kitchen and dining areas. A two-sided gas fireplace creates a cozy ambiance between the spacious living and family rooms. Additional highlights include a mudroom off the attached garage, a front hall closet, and a beautifully developed lower level featuring a feature gas fireplace in the expansive rec room, an updated laundry area with storage and a beverage center, a full bathroom, and two well-sized bedrooms. Outdoor living is a delight with a massive deck accessed through patio doors, a charming pergola, and tasteful cedar accents complementing the modern acrylic stucco exterior. A rare opportunity in North Glenmore, where bungalows with this level of space and updates seldom come to market.

Built in 1960



## Essential Information

MLS® #	A2209693
Price	\$1,659,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,781
Acres	0.17
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2112 Lyle Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5P1

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Double Sided, See Remarks
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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