

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

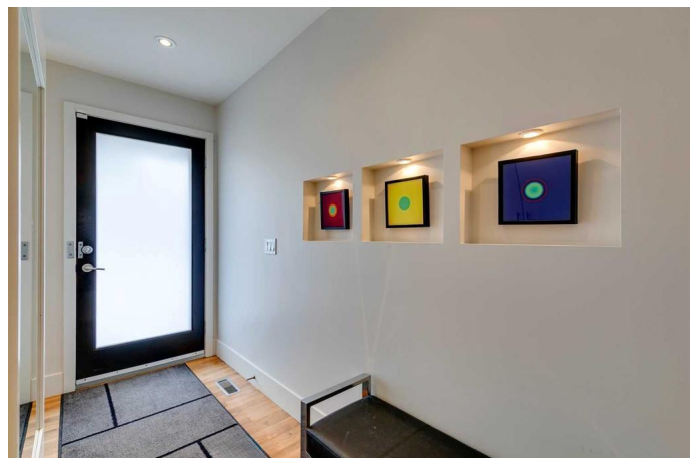
MLS® #A2209693

**\$1,659,900**

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

North Glenmore Park, Calgary, Alberta

**\*\* Open House Saturday April 26th from 11:30 AM to 1:00 PM! \*\*** 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	Stucco, Wood Frame, Cedar
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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