# \$1,189,900 - 2415 52 Avenue Sw, Calgary

MLS® #A2201474

### \$1,189,900

5 Bedroom, 4.00 Bathroom, 1,972 sqft Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

Last unit remaining, Left side is sold. Legal Basement Suite, Sunny South Backyard, 3 Beds Up + 2 Down, and Green Space in front. Exclusive pre-sale opportunity on the highly sought-after North Glenmore Park. Built by Bright Custom Homes. This residence boasts a distinctive design and a meticulously planned layout. A total of over 2,829 SQFT includes a legal basement suite, a separate side entrance, and dedicated laundry facilities. As you step inside, a grand fover welcomes you, leading to a main floor adorned with 10ft ceilings and hardwood flooring throughout. The formal dining room features custom wainscoting and is bathed in natural light from large windows. The impressive kitchen showcases a sprawling 12ft island, complemented by high-end KitchenAid appliances, gold and black accents, a Venetian plaster chimney, a Black sill granite sink, and under-cabinet lighting with quartz countertops. The separate mudroom features lots of storage with built-ins and bench. The great room is highlighted by a custom gas fireplace with a plaster and brick finish and an adjacent spacious mudroom with built-ins. Heading upstairs featuring hardwood flooring, a 9ft ceiling sets the stage for a primary bedroom with tray ceilings and wainscoting, along with a luxurious 5-piece ensuite featuring in-floor heating and a curbless steam shower. Two additional generously sized bedrooms, one with a walk-in closet, a 3-piece bath, and a laundry room complete the upper





level. The fully finished legal basement suite features a sizeable rec room, a large kitchen, two additional bedrooms, and a 3-piece bath. Additional features include two furnaces with HRVs for enhanced efficiency and air quality, a Tankless water heater, custom built-in closets, rough-ins for A/C, ceiling speakers, alarm systems, exterior cameras, and the option to choose additional upgrades. Close to parks, schools, shopping, Mount Royal University, Marda Loop, Lakeview Golf Course, easy access to Crowchild and Glenmore Trail and so much more. The projected possession is end of April. Seize this opportunity, Call today!!

#### Built in 2025

#### **Essential Information**

MLS® # A2201474 Price \$1,189,900

Bedrooms 5

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,972 Acres 0.07 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 2415 52 Avenue Sw Subdivision North Glenmore Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E 1K5

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

Interior

Interior Features Built-in Features, Double Va

Floorplan, Separate Entrance

Appliances Dishwasher, Dryer, Gas Stov

Heating Forced Air

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

**Exterior** 

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Interior Lot, Private

Roof Asphalt Shingle

Construction Brick, Concrete, Stucco, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed March 13th, 2025

Days on Market 35

Zoning R-C2

**Listing Details** 

Listing Office Century 21 Bravo Realty

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