# \$859,900 - 2122b 52 Avenue Sw, Calgary

MLS® #A2236482

## \$859,900

4 Bedroom, 4.00 Bathroom, 1,852 sqft Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

\*\*\*Brand new roof\*\*\* Exception value in this beautiful attached home in the heart of North Glenmore Park! Step inside and discover a bright, open-concept floor plan accented by gleaming hardwood floors, elegant wrought iron railings, and soaring vaulted ceilings. The main level is anchored by a chef-inspired kitchen, featuring a two-tiered island, granite countertops, stylish tile backsplash, corner pantry, and stainless steel appliancesâ€"including a gas range. A spacious dining area seamlessly connects to the kitchen, creating the perfect space for entertaining. The inviting family room showcases a dramatic two-storey stone feature wall with a gas fireplace and custom built-ins, separating it from the versatile front flex roomâ€"ideal as a home office or additional living space. A rare highlight is the professionally designed 10' x 10' mudroom, complete with built-in storage and a sliding barn door. Unique dual staircases lead to the upper level, offering privacy and convenience. One staircase leads to the luxurious primary retreat with a walk-in closet and spa-inspired ensuite featuring a tiled shower and jetted tub. The second staircase leads to two additional bedrooms and a full main bathroom. The fully finished basement expands your living space with a large recreation room, fourth bedroom, full bathroom, laundry, and ample storage. Enjoy the landscaped backyard, complete with an interlocking stone patio, storage shed and a







detached double garage. Located just minutes from Sandy Beach, Marda Loop, Glenmore Reservoir pathways and downtown, this exceptional home offers the perfect blend of tranquility and urban convenience. Don't miss your chance to view this one-of-a-kind home. Book your showing today!

#### Built in 2007

#### **Essential Information**

MLS® # A2236482 Price \$859,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,852 Acres 0.07 Year Built 2007

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 2122b 52 Avenue Sw Subdivision North Glenmore Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E1K3

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home,

Pantry, Walk-In Closet(s), Granite Counters, High Ceilings

Appliances Dishwasher, Gas Stove, Refrigerator, Dryer, Range Hood, Washer

Heating Forced Air
Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Rectangular Lot, Back Lane, Level

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Stone

Foundation Poured Concrete

### **Additional Information**

Date Listed July 11th, 2025

Days on Market 99

Zoning R-CG

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.