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

MLS® #A2224386

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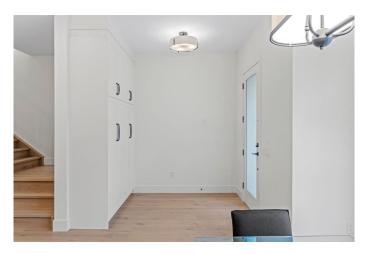
5 Bedroom, 4.00 Bathroom, 1,972 sqft Residential on 0.07 Acres

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. Rare 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 foyer 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, 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 brick finish and an adjacent spacious mudroom with built-ins, leading in to the powder room with designer finishes, beautiful wallpaper and lighting. 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 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, custom built-in closets, rough-ins for A/C, ceiling speakers, alarm systems, and exterior cameras. Close to parks, schools, shopping, Mount Royal University, Marda Loop, Lakeview Golf Course, easy access to Crowchild and Glenmore Trail and so much more. Call today to book your private tour!!

Built in 2025

Essential Information

MLS® # A2224386 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 Vanity, High Ceilings, Kitchen Island, Open

Floorplan, Separate Entrance, Walk-In Closet(s), Wired for Sound

Appliances Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Microwave

Hood Fan, Range Hood, Refrigerator, Washer, Gas Stove

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, Private, Interior Lot

Roof Asphalt Shingle

Construction Brick, Concrete, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed May 28th, 2025

Days on Market 12

Zoning R-C2

Listing Details

Listing Office Century 21 Bravo Realty

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