

# \$1,199,900 - 2405 52 Avenue Sw, Calgary

MLS® #A2198441

**\$1,199,900**

6 Bedroom, 5.00 Bathroom, 1,970 sqft  
Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

Welcome to a masterpiece crafted by Edge Luxury Homes, where elegance meets innovation. The excellent experience of living in one of Calgary's most sought-after inner-city communities. This stunning home with its flawless design promises a lifestyle of sophistication, comfort, and convenience. An extraordinary feature of this residence is the EXTENDED THREE BEDROOM LEGAL SUITE (pending final approval and permits from the City of Calgary), presenting a fantastic opportunity for supplementary income and the perfect space to accommodate guests in style. Nestled in the heart of the city, this home strikes a harmonious balance between serene, tree-lined streets and the vibrant pulse of downtown living. Youâ€™ll find yourself just moments away from a wealth of local shops, trendy boutiques & cafÃ©s. It's urban living at its finest. Step inside, and be immediately captivated by the open-concept floor plan, designed for both comfort and effortless entertaining. The chef-inspired kitchen is nothing short of spectacular, featuring a huge expensive quartz island that serves as the heart of the space. Paired with the top-of-the-line Kitchen aid Professional appliances, this kitchen is a culinary enthusiastâ€™s dream. Premium finishes throughout elevate the space, offering both beauty and functionality. The dining room has an elegant feature wall with stunning park views and cozy living room with gas fireplace and bespoke built-ins offer a sense of luxury,



and be ready to be captivated by a dedicated office space. Smart home features like built-in speakers and roughed-in security systems add functionality. The seamless transition to the south backyard sanctuary invites you to enjoy evenings of dining and entertaining under the stars, complete with an expansive patio, is perfect for unwinding or hosting loved ones. Upstairs, the tranquil master suite is designed to be your personal retreat. The generously-sized bedroom features an elevated windowline that frames a stunning tree-scape open front park view, creating a serene, peaceful atmosphere. Enjoy the luxury of heated flooring in your spa-inspired ensuite bathroom with lavish Italian tiles, double vanity, huge shower with body jets, rain shower, rough ins' for steamer, and a freestanding soaker tub. Dual walk-in closets are spacious and well-appointed, offering the perfect sanctuary for your wardrobes. The additional upper bedrooms are equally well-sized, with large windows that invite natural light, creating airy and peaceful spaces. Very functional Common bath and upper floor laundry adds convenience and comfort . The lower level, with its full kitchen, spacious living area, three bedrooms and two full baths, provides the perfect space for guests, extended family, or potential rental income. Every inch of this home has been thoughtfully designed for both comfort and style. Don't miss the opportunity to make this extraordinary property your own.

Built in 2025

### **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | A2198441    |
| Price     | \$1,199,900 |
| Bedrooms  | 6           |
| Bathrooms | 5.00        |

|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 1,970                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |



### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2405 52 Avenue Sw   |
| Subdivision | North Glenmore Park |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 1K5             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator       |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Full, Suite  |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, Playground |
| Lot Description   | Back Lane, City Lot                 |

|              |                   |
|--------------|-------------------|
| Roof         | Asphalt Shingle   |
| Construction | Brick, Wood Frame |
| Foundation   | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 33              |
| Zoning         | R-C2            |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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