

# \$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 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, 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**

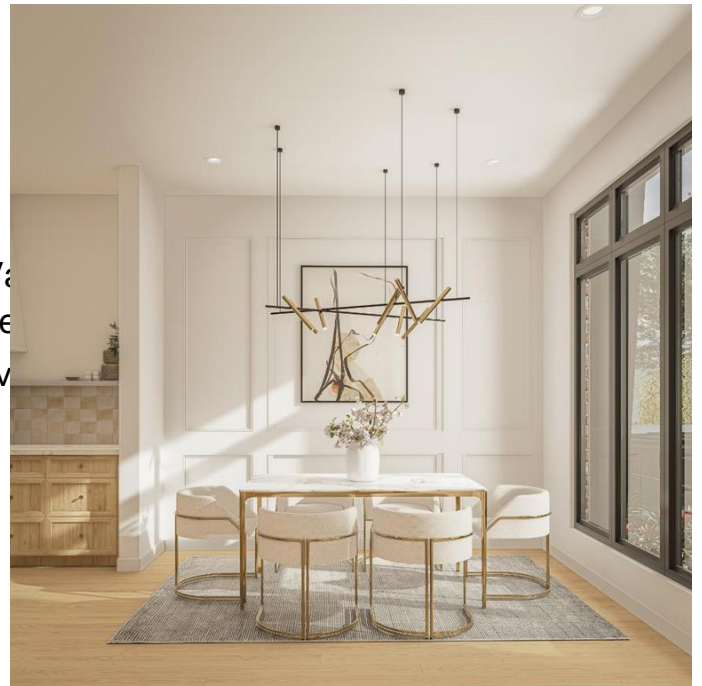
Address	2415 52 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1K5

### **Amenities**

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Built-in Features, Double Vanity, Hardwood Floors, Open Floorplan, Separate Entrance  
Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood  
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 1  
Zoning R-C2

### Listing Details

Listing Office Century 21 Bravo Realty

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