

\$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

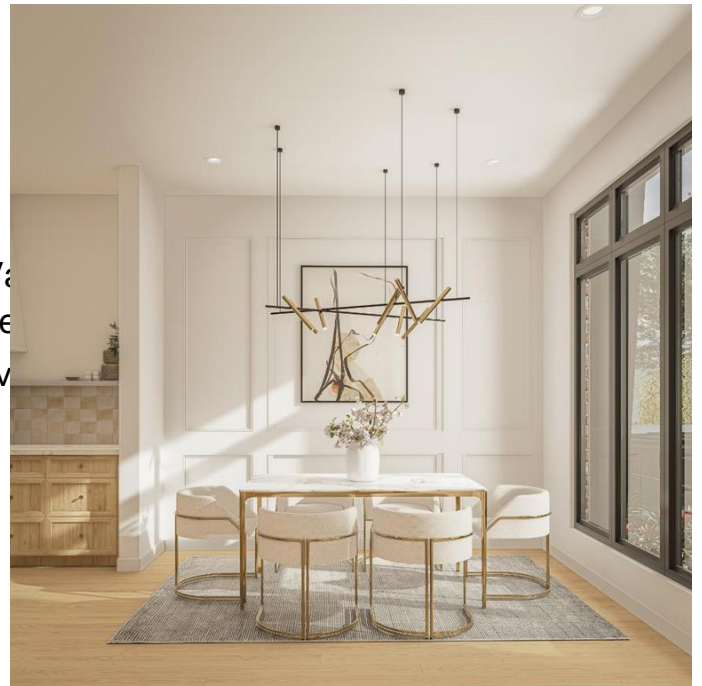
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|-------------|---------------------|
| Address | 2415 52 Avenue Sw |
| Subdivision | North Glenmore Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 1K5 |

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, Refrigerator
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 42
Zoning R-C2

Listing Details

Listing Office Century 21 Bravo Realty

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