

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

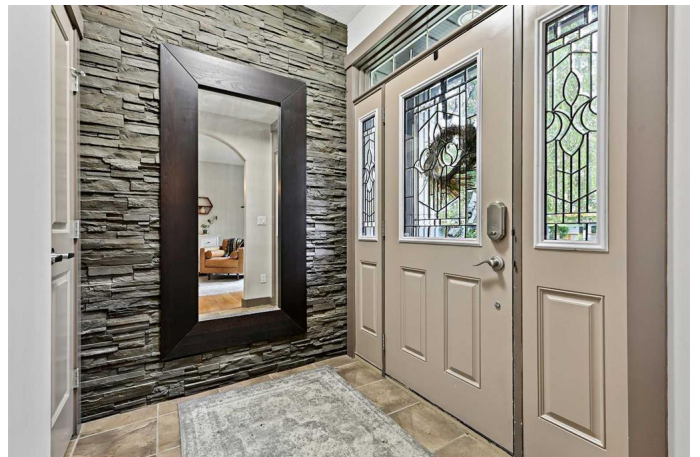
MLS® #A2236482

**\$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 appliances—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 room—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. Donâ€™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, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, 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 Lane, Back Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Stucco, Wood Frame                    |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 59              |
| Zoning         | R-CG            |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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