

\$735,000 - 2415 52 Avenue Sw, Calgary

MLS® #A2089263

\$735,000

4 Bedroom, 2.00 Bathroom, 911 sqft

Residential on 0.14 Acres

North Glenmore Park, Calgary, Alberta

Inner city opportunity knocks! Located on a quiet cul-de-sac and fronting onto a park, this 51' x 117' R-C2 lot boasts incredible development potential. Plenty of area shopping, school, and activity options along with close proximity to downtown Calgary make this a prime location to ultimately build your dream home. The upper and lower levels are currently rented. This could also be ideal for a holding property until you are ready to take the next step. South facing backyard exposure, mature trees and plenty of newer area infill dwellings make this a solid option to follow your dream.

Built in 1959

Essential Information

MLS® #	A2089263
Price	\$735,000
Sold Price	\$725,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold



Community Information

Address	2415 52 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1K5

Amenities

Parking	Additional Parking, Parking Pad
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Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, See Remarks, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2023
Date Sold	November 7th, 2023
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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