

\$1,100,000 - 2403 52 Avenue Sw, Calgary

MLS® #A2144200

\$1,100,000

3 Bedroom, 2.00 Bathroom, 1,218 sqft
Residential on 0.17 Acres

North Glenmore Park, Calgary, Alberta

CORNER RCG LOT in the prime inner-city location of North Glenmore! POTENTIAL TO LIVE OR BUILD! This home has been meticulously maintained throughout the years. Featuring 3 BEDROOM & 2 BATHROOMS with OVER 1200 SQ FT OF LIVING SPACE. Step inside to discover a spacious OPEN CONCEPT MAIN FLOOR with beautiful hardwood floors. The large living room is great for entertaining. The chef's kitchen is complemented by an oversized granite island, a stainless steel apron-front sink, built-in appliances and ample counter and kitchen cabinets providing lots of storage options. A sun room/den/flex space on the main level is ideal for a home office or extra living area. The highlight is the abundance of natural light throughout, creating a warm and inviting environment.

The upper level features 3 bedrooms, including a great size master bedroom. The renovated 3-pc bathroom includes quartz counters, heated floors and a large storage closet.

The refinished basement boasts a rec room, a luxurious 2-person steam shower and a cozy electric fireplace, creating a perfect relaxation retreat.

The backyard is definitely an oasis for outdoor enthusiasts! It features 2 LARGE DECKS & A CHARMING GAZEBO. There is also an OUTDOOR KITCHEN inclusive of BBQ, GAS FIREPLACE & BAR FRIDGE. It is surrounded by a river-rock wall, established trees and



beautiful landscaping. You couldn't ask for a better space for relaxing, bbq's, family gatherings and more!!

The large DOUBLE-DETACHED GARAGE is HEATED & includes EPOXY FLOORS.

Some updates to the home include a gas furnace and gas hot water tank (2013), newer asphalt roof on house and garage (2021) & newer eaves troughs (2015). The double car garage is refinished with a sleek epoxy floor, plywood sheathing on the walls and a newer garage door (2020).

Situated on a desirable corner lot, this home sits on a large 0.169-acre property ZONED RCG, offering great potential for future developments. With access to Crowchild, Stoney, and Glenmore Trail, making commuting a breeze. Conveniently located with close proximity to Mount Royal University, shopping and golf courses. Don't miss out on this exceptional opportunity in North Glenmore. Whether you're looking to invest or settle down, this home has everything you need and more. Book your viewing appointment today!

Built in 1962

Essential Information

MLS® #	A2144200
Price	\$1,100,000
Sold Price	\$1,050,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,218
Acres	0.17
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	3 Level Split

Status Sold

Community Information

Address 2403 52 Avenue Sw
Subdivision North Glenmore Park
City Calgary
County Calgary
Province Alberta
Postal Code T3E1K5



Amenities

Parking Spaces 2
Parking Double Garage Detached, Heated Garage, Oversized

Interior

Interior Features Built-in Features, Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, See Remarks
Appliances Convection Oven, Dishwasher, Dryer, Induction Cooktop, Microwave, Refrigerator, See Remarks, Washer, Window Coverings
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Glass Doors
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Outdoor Kitchen, Private Yard
Lot Description Back Lane, Corner Lot, Cul-De-Sac, Landscaped, Level, Many Trees
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 25th, 2024
Date Sold August 12th, 2024
Days on Market 48
Zoning R-CG

HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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