$1,299,999 - 2034 52 Avenue Sw, Calgary

MLS® #A2157859

$1,299,999

4 Bedroom, 2.00 Bathroom, 1,443 sqft
Residential on 0.18 Acres

North Glenmore Park, Calgary, Alberta

Sub Division APPROVED BY CITY - TIRED OF ALWAYS DRIVING? LIVE YOUR BEST LIFE. The kids can walk everywhere or hop on public transport 1/2 block away. Build your single family dream home, or build two of them each on a 31.25x122 lot and sell one! Next door is a newly built $4.5+ million home across the street are $2+ million homes. No traffic and parking issues here. At 7625 S.F. this flat beautifully treed lot is one of the few remaining large sites in the heart of North Glenmore Park, a quiet, incredibly well situated community with an enormous number of amenities, attractive to all generations of the family and not found together in any other community. None of the congestion of Altadore. Like to swim? Literally a 1/2 block walk to Glenmore Aquatic Center, open year round, or walk to nearby Sandy Beach Park and have a dip in the Elbow River. Tennis anyone? Public courts 1/2 a block away and the Rico Tennis Academy 4 blocks away, also open to the public. A future track star in the family? Glenmore Athletic Park with a new track - 1/2 a block away. Want to kick around a ball with the kids - 1/2 block away. Wish you were close to an off leash park for your 4 legged family member? Welcome to River Park encompassing 52 acres. Golf anyone? Lakeview Golf Club is 4 blocks away, a public 9 hole course, and Earl Grey is only a 5 minute drive.. Minutes to Glenmore Reservoir. Cross country ski or snow shoe in the open spaces in winter. Close to schools, Churches and public

transportation. BEST STILL is the less than 2 minute drive to access ALL major traffic corridors in every direction, including Stoney Trail, 10 minutes to downtown by car or max transit. No traffic noise from either Glenmore or Crowchild Trails. The City will permit Coach homes to be built over the garages, and these are eligible for an independent mortgage, apart from the home. They may be legally rented out, or ideal as Nanny suites or multi generational housing.

Built in 1958

Essential Information

MLS® #	A2157859
Price	$1,299,999
Sold Price	$1,225,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,443
Acres	0.18
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2034 52 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1K1

Amenities

Parking Spaces	5
Parking	Asphalt, Double Garage Detached, Driveway, On Street, Oversized,

	Parking Pad
Waterfront	See Remarks

Interior

Interior Features	See Remarks, Wood Windows
Appliances	Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	September 18th, 2024
Days on Market	34
Zoning	RC-1
HOA Fees	0.00

Listing Details

Listing Office	S.J. Williams & Associates Realty Ltd.

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