\$999,900 - 2417 52 Avenue Sw, Calgary

MLS® #A2158839

\$999,900

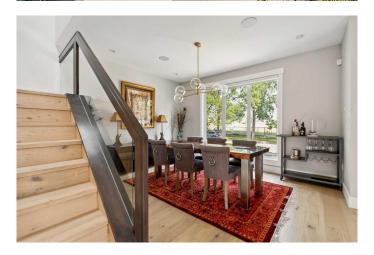
4 Bedroom, 4.00 Bathroom, 2,004 sqft Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

OPEN HOUSE Sun Sep 1, 2-4 pm. Located across from a park on a quiet, south-backing, tree-lined cul-de-sac in desirable North Glenmore Park, this elegant and purposefully built home epitomizes timeless modern style with functional, comfortable living at its core. This professionally landscaped, family home is an architectural gem showcasing exemplary craftsmanship and an abundance of natural light. Featuring white oak hardwood floors, custom cabinetry and built-ins, quartz countertops, high-end hardware and fixtures, pot lights, skylights, custom drapery and blinds, and designer lighting, the home's luxurious details are evident in every room. Designed with family living and entertaining in mind, the open-concept living room with a cozy fireplace and wet bar seamlessly connects to an outdoor deck, complete with a pergola and sail shades for both sun and shade seekers. A comfortable separate dining area at the front of the home flows effortlessly into the chef's kitchen, equipped with top-of-the-line stainless steel appliances. Upstairs, you will find an office with custom built ins and three luxuriously appointed bedrooms, including a master suite with a private ensuite bathroom and walk-in closet. Two additional bedrooms share a well-appointed bath, and a convenient laundry room with a sink completes the upper floor. The lower level is brightened by large windows and offers a media room with a wet bar, ample storage, and a fourth bedroom with its own bath and walk-in closet. The oversized







mudroom, featuring custom cubbies, leads to an inviting, low-maintenance, private outdoor oasis and an insulated two-car garage. Close to the amenities and stores of Marda Loop and Lakeview Village, playgrounds, parks, and schools, and only five minutes from downtown, this home is truly one of a kind. Don't miss the opportunity to make it yours.

Built in 2018

Essential Information

MLS® # A2158839 Price \$999,900 Sold Price \$990,000

Bedrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,004 Acres 0.07 Year Built 2018

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Sold

Community Information

Address 2417 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

Interior

Interior Features Bar, High Ceilings, Skylight(s), Vaulted Ceiling(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood,

Refrigerator, Washer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other, Private Yard

Lot Description Back Lane, Back Yard, Low Maintenance Landscape, Level,

Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 30th, 2024

Date Sold October 2nd, 2024

Days on Market 33

Zoning R-C2 HOA Fees 0.00

Listing Details

Listing Office Sotheby's International Realty Canada

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