

\$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
Bathrooms	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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