

**2122B 52 Avenue SW**  
**Calgary, Alberta**

**MLS # A2236482**



**\$875,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,852 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** NA

Exception value in this beautiful attached home in the heart of North Glenmore Park! Step inside and discover a bright, open-concept floor plan accented by gleaming hardwood floors, elegant wrought iron railings, and soaring vaulted ceilings. The main level is anchored by a chef-inspired kitchen, featuring a two-tiered island, granite countertops, stylish tile backsplash, corner pantry, and stainless steel appliances—including a gas range. A spacious dining area seamlessly connects to the kitchen, creating the perfect space for entertaining. The inviting family room showcases a dramatic two-storey stone feature wall with a gas fireplace and custom built-ins, separating it from the versatile front flex room—ideal as a home office or additional living space. A rare highlight is the professionally designed 10' x 10' mudroom, complete with built-in storage and a sliding barn door. Unique dual staircases lead to the upper level, offering privacy and convenience. One staircase leads to the luxurious primary retreat with a walk-in closet and spa-inspired ensuite featuring a tiled shower and jetted tub. The second staircase leads to two additional bedrooms and a full main bathroom. The fully finished basement expands your living space with a large recreation room, fourth bedroom, full bathroom, laundry, and ample storage. Enjoy the landscaped backyard, complete with an interlocking stone patio, storage shed and a detached double garage. Located just minutes from Sandy Beach, Marda Loop, Glenmore Reservoir pathways and downtown, this exceptional home offers the perfect blend of tranquility and urban convenience. Don't miss your chance to view this one-of-a-kind home. Book your showing today!