

# \$859,900 - 2122b 52 Avenue Sw, Calgary

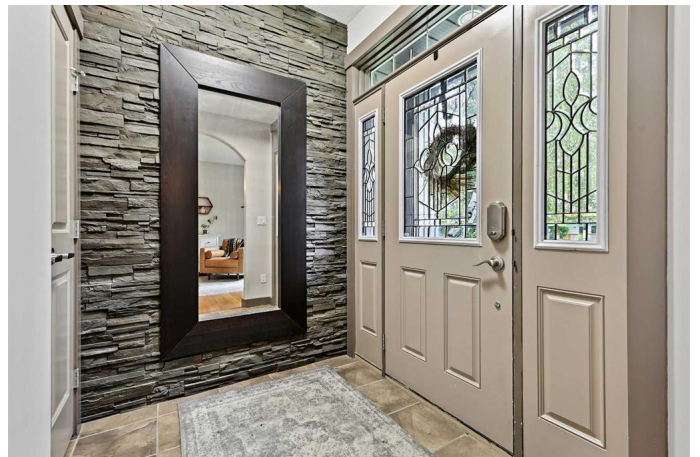
MLS® #A2236482

**\$859,900**

4 Bedroom, 4.00 Bathroom, 1,852 sqft  
Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

\*\*\*Brand new roof\*\*\* 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. Donâ€™t miss your chance to view this one-of-a-kind home. Book your showing today!

Built in 2007

**Essential Information**

MLS® #	A2236482
Price	\$859,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,852
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2122b 52 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E1K3

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	57
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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