



GRASSROOTS
REALTY GROUP

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2407 52 Avenue SW
Calgary, Alberta

MLS # A2238160



\$1,199,000

Division:	North Glenmore Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,964 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood, Vinyl Plank

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Full, Suite

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: none

Located Directly Across From Green Space and just steps from parks, top-rated schools, and inner-city amenities, this custom-built home by EDGE LUXURY HOMES , blends high-end design with everyday comfort. FULLY FINISHED 3 BED ,2 FULL BATH LEGAL SUITE, Professionally Landscaped, and Move In Ready—this home delivers on every level. Inside, you'll find 10-foot ceilings, floor-to-ceiling windows, and rich hardwood floors throughout the main floor. A private office/den offers a quiet space to work or study, while the open-concept layout is perfect for both entertaining and relaxing. The chef's kitchen is the heart of the home, featuring custom white oak cabinetry, quartz countertops, a waterfall island, high-end stainless steel appliances, and elegant glass-front cabinets. The dining area with its custom feature wall flows into a bright living room with full-height sliding glass doors, bringing in tons of natural light ,The cozy welcoming gas fireplace with built ins, in elegant plaster finish is connecting you to the backyard,Upstairs, the vaulted primary suite feels like a retreat, with DUAL WALK IN CLOSETS and a Spa-like Ensuite Featuring Double Sinks, A Freestanding Tub, Oversized Walk-In Shower with Steamer Rough-In, and Heated Tile Floors. Two more spacious bedrooms, a 4-piece bath, and a laundry room with built-in cabinetry and sink complete the upper level. The legal basement suite offers incredible flexibility with 3 bedrooms, 2 full baths, its own separate entrance, full kitchen, laundry, and durable LVP flooring—ideal for extended family, guests, or rental income. Enjoy warm summer nights in the fully fenced backyard, with a large rear deck perfect for outdoor dining and entertaining. A double detached garage adds convenience and completes the package. If you're looking for Modern Style, Smart Design, and a Prime

Inner-City Location, This North Glenmore Park Gem Has It All.