



GRASSROOTS
REALTY GROUP

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2126B 52 Avenue SW
Calgary, Alberta

MLS # A2248382



\$1,199,900

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,040 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance

Inclusions: N/A

OPEN HOUSE SATURDAY AUGUST 16 2-330 SUNDAY AUGUST 17 2-330. Welcome to sophisticated living in the heart of North Glenmore Park. This newly built custom residence, created in collaboration with the renowned House of Bishop, combines classic architectural charm with contemporary luxury. Perfectly positioned on a quiet street bordering Altadore, this single-family home offers striking curb appeal and over 2,700 sq. ft. of thoughtfully designed living space. Inside, an open-concept layout is enhanced by 10-foot ceilings, designer light fixtures, wide plank hardwood floors, and a stunning gas fireplace with blower. The gourmet kitchen is a true centerpiece, showcasing custom cabinetry, quartz counters, an eye-catching beveled backsplash, under-cabinet LED lighting, floor-to-ceiling oak built-ins, and premium stainless steel appliances—including a 5-burner gas cooktop and custom hood fan. Upstairs, the primary suite serves as a private retreat with vaulted ceilings, a walk-in California Closet, and a luxurious 5-piece ensuite with a freestanding tub, built-in bench, and steam shower rough-in. Two additional bedrooms, a 4-piece bath, a laundry room, and linen storage complete the upper floor. The fully finished lower level—accessed via a private side entrance—provides exceptional versatility for a future legal or illegal suite (subject to city approval). This space includes two generously sized bedrooms, a full bathroom, laundry rough-ins, a wet bar or kitchenette option, and hydronic in-floor heating rough-ins. Stylish vinyl plank flooring and a sleek basement bar add modern appeal. Additional features include rough-ins for a central vacuum system, complete exterior landscaping with fencing, softscaping, and concrete walkways. A spacious rear deck offers the perfect setting for gatherings, while the private backyard is

ideal for quiet relaxation. Located just minutes from downtown, public transit, Marda Loop, and some of Calgary’s top schools, this home delivers a rare combination of high-end finishes, exceptional craftsmanship, and an unbeatable location. Don’t miss the opportunity to make this North Glenmore Park masterpiece your own.