



2124A 52 Avenue SW
Calgary, Alberta

MLS # A2293688



\$549,900

Division:	North Glenmore Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	981 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Lawn, Street Lighting		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Quartz Counters, Separate Entrance		

Inclusions: N/A

Properties like these rarely come up!! Welcome to this beautifully updated semi-detached home with a LEGAL basement suite (Sticker #24492) in the highly sought-after community of North Glenmore Park offering the perfect blend of comfort, style, and income potential. The main floor features a bright and inviting 3 bedroom, 1 bath layout complete with in-suite laundry, sleek quartz countertops, and durable vinyl plank flooring throughout. The space shows exceptionally well, with modern finishes and a functional layout ideal for both families and professionals. Downstairs, you’ll find a newly renovated and legal 2 bedroom, 1 bath basement suite, approved by the city. The legal suite also includes its own in-suite laundry, making it perfect for rental income, extended family, or multi-generational living. Outside, the property offers a single detached garage along with an additional parking pad, providing space for multiple vehicles. Located near Sandy Beach and the Elbow River, the Glenmore Aquatic Centre, several schools, and Mount Royal University, with easy access to Marda Loop, Glenmore Trail, and Crowchild Trail, this is a fantastic opportunity for homeowners and investors alike!