



2107 52 Avenue SW
Calgary, Alberta

MLS # A2295614



\$1,149,900

Division:	North Glenmore Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,988 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Quartz Counters, Wet Bar		

Inclusions: BBQ

Not your average semi-detached home, but rather luxury living at its finest in the highly sought-after community of North Glenmore Park. This exceptional custom infill offers almost 3,000 sq ft of beautifully finished space with a modern farmhouse exterior, striking black mullioned windows, and professionally landscaped front and back yards designed for seamless indoor-outdoor living. The main level features 10-ft ceilings, wide-plank white oak flooring, and an open-concept layout. A chef-inspired kitchen anchors the space with a 12-ft quartz island, farmhouse sink, premium appliances, and custom cabinetry, flowing into a spacious dining area with floor-to-ceiling windows and an elegant living room with a custom built-in feature wall and gas fireplace. Upstairs offers a luxurious primary retreat with a spa-like ensuite, you need to see to appreciate, and a walk-in closet, plus two additional bedrooms, a full bath with a steam feature, and a well-appointed laundry room. The fully developed basement includes 9-ft ceilings, a large rec room with a wet bar, a fourth bedroom with a walk-in closet, and a full bath—ideal for guests or extended living. The private backyard is a true highlight, featuring a built-in Napoleon BBQ, upper deck, lower patio with outdoor fireplace, water feature, and lush landscaping. Loaded with tons of upgrades, air conditioning, and built-in speakers, all just minutes to downtown, Marda Loop, Glenmore Reservoir, and endless parks and pathways. This one is a Must See!!