



**2112 52 Avenue SW  
Calgary, Alberta**

**MLS # A2295711**



**\$1,099,900**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,740 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Dry Bar, High Ceilings, No Smoking Home, Open Floorplan, Skylight(s), Stone Counters, Storage, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

From the moment you step inside, this beautifully appointed and impeccably finished semi-detached home offers an elevated sense of style, comfort, and understated luxury, with beautiful natural light that pours through the open-concept main floor and Hunter Douglas blinds throughout. Just off the front entry is the formal dining room, offering a refined space for hosting and everyday gathering alike. From there, the main floor unfolds into a stunning central kitchen, thoughtfully designed to balance beauty and practicality. Crisp white cabinetry is paired with quartz countertops, striking geometric backsplash, and stainless-steel appliances including a gas range, while the large centre island with seating creates an inviting focal point for casual dining, conversation, and culinary creativity. An upgraded wood plank ceiling detail adds architectural interest, and pendant lighting paired with recessed lighting brings a polished, elevated finish to the space. At the rear of the home, the living room feels both inviting and sophisticated, centred around a gas fireplace and panelled feature wall, with views extending into the backyard. Near the back entry, a built-in bench with hooks creates a stylish everyday drop zone. An elegant staircase with glass and wood railings draws the eye upward, and as you ascend, you’ll discover a full bath, and three bedrooms with hardwood flooring throughout. The primary suite is a true retreat, beautifully appointed with a vaulted ceiling, a spacious walk-in closet with custom organizers, and a beautifully curated ensuite hidden behind a barn door. Finished with patterned tile floors, a freestanding soaker tub, heated floors, a glass-enclosed walk-in shower, and a skylight, the space feels both serene and beautifully elevated. Hunter Douglas blinds continue on this level, including blackout blinds, add comfort and quality throughout the upper level. The

fully developed basement offers exceptional additional living space, anchored by a spacious rec room with upgraded built-ins and a beautifully enhanced wet bar area, perfectly suited to entertaining or unwinding at the end of the day. A fourth bedroom, a full bathroom, and ample storage complete this lower level with both style and practicality. Outside, the backyard has been thoughtfully upgraded with premium artificial turf, creating a polished, low-maintenance outdoor setting, while the insulated garage adds further convenience. Additional upgrades include central air conditioning, a new roof (2024), a new hot water tank (2025), repainted fence and front shingles, dimmers throughout, HRV, and roughed-in speakers. Tucked into the heart of North Glenmore Park, the home enjoys a wealth of nearby recreation and proximity to schools. Close to the Glenmore Athletic Park, Lakeview and Earl Grey Golf course, reservoir pathways and Weaselhead Flats.