

\$1,199,000 - 2407 52 Avenue Sw, Calgary

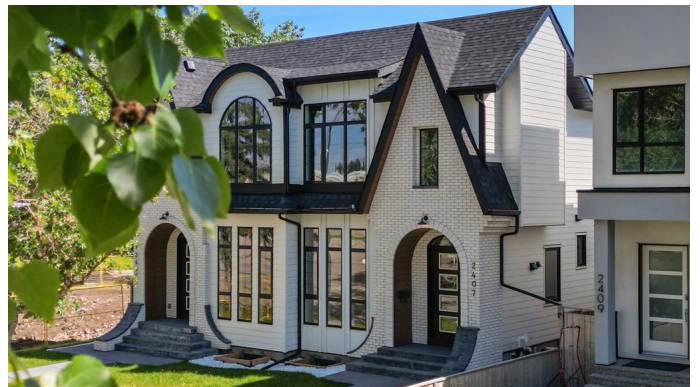
MLS® #A2238160

\$1,199,000

6 Bedroom, 5.00 Bathroom, 1,964 sqft
Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

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.

Built in 2025

Essential Information

MLS® #	A2238160
Price	\$1,199,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,964
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2407 52 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1K5

Amenities

Parking Spaces	3
Parking	Double Garage Detached

of Garages 2

Interior

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

Appliances Bar Fridge, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Gas Range, Built-In Oven

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Full, Suite

Exterior

Exterior Features Courtyard, Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 11th, 2025

Days on Market 38

Zoning R-C2

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.