

# \$1,189,900 - 2405 52 Avenue Sw, Calgary

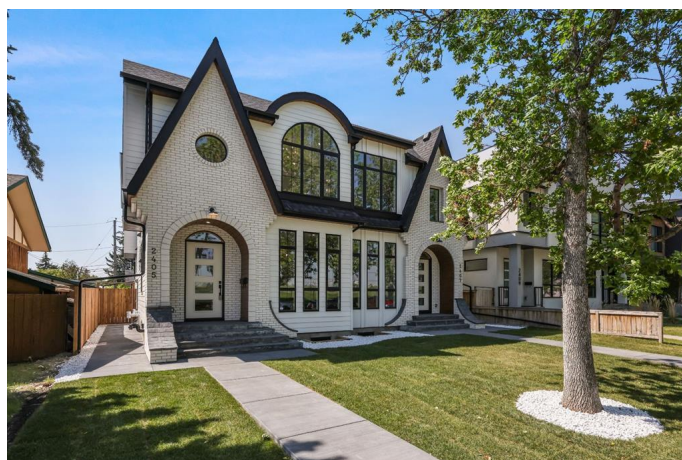
MLS® #A2229807

**\$1,189,900**

6 Bedroom, 5.00 Bathroom, 1,970 sqft  
Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

OPEN HOUSE SATURDAY JUNE 28, 2025  
FROM 1.00 pm to 4.00 pm, Perfectly positioned across from green space and just steps to parks, top-rated schools, and all the inner-city amenities you could need, this custom-built infill by Edge Luxury Homes, blends elevated design with everyday comfort. Fully finished, professionally landscaped, fenced, and move-in ready—this is a home that impresses from the moment you arrive. Step inside to discover soaring 10'™ ceilings, expansive floor-to-ceiling windows, rich hardwood floors, and a smartly designed layout that checks every box. A dedicated main-floor office/den provides the perfect space for work or focused study, while the open-concept living area is tailored for both relaxing and entertaining. At the heart of the home, the chef-inspired kitchen with white oak custom cabinetry, sleek quartz countertops, a waterfall island, premium stainless steel appliances, and elegant glass-front feature cabinets. The adjoining dining area with custom feature wall is ready to entertain, and the spacious living room, where stunning full-height rear glass doors brings in abundant natural light and connects you to the outdoors, creating the ideal indoor-outdoor lifestyle. Upstairs, the vaulted primary suite is a luxurious retreat, with dual walk-in closets and a spa-like ensuite featuring double vanities, a freestanding soaker tub, an oversized walk-in shower with steamer rough-in, and heated tile floors. Two additional generously sized



bedrooms, an expensive 4-piece bathroom, and a laundry room with built-in cabinetry and a sink complete the upper level. Downstairs, the fully legal 3-bedroom ,2 full bath basement suite offers high versatility with a private side entrance, full kitchen, durable LVP flooring, separate laundry room, and a smart layout”perfect for extended family, guests, or additional rental income. Outside, enjoy summer evenings and weekend gatherings in the fully fenced and landscaped backyard, complete with an oversized rear deck made for outdoor parties and dining. A double detached garage adds convenience and completes this exceptional offering. If you’re seeking timeless design, modern functionality, and a prime location in North Glenmore Park, this home delivers it all . Discover luxury, flexibility, and inner-city living at its finest.

Built in 2025

**Essential Information**

MLS® #	A2229807
Price	\$1,189,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,970
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2405 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	Built-in Features, Chandelier, Double Vanity, Quartz Counters
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	BBQ gas line, Courtyard, Private Yard
Lot Description	Back Lane, Landscaped, City Lot, Greenbelt
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	20
Zoning	RC-2

### Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.