



THE
A-TEAM

**RE/MAX
FIRST**

2413 52 Avenue, Calgary T3E 1K5

MLS®#: **A2170739** Area: **North Glenmore Park** Listing Date: **10/04/24** List Price: **\$1,189,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,981 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Interior Lot,Private**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,972**
 Low Sqft:
 Ttl Sqft: **1,972**

DOM

49
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Concrete,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`4" x 10`10"
Living Room	Main	13`6" x 14`6"
Bedroom	Second	10`2" x 11`10"
Walk-In Closet	Second	4`5" x 4`8"
Laundry	Second	8`1" x 6`2"
Bedroom - Primary	Second	12`1" x 14`5"
Furnace/Utility Room	Basement	7`9" x 7`6"
3pc Bathroom	Basement	5`0" x 9`2"
Bedroom	Basement	9`6" x 11`8"
Mud Room	Main	6`6" x 9`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`0" x 18`6"
2pc Bathroom	Main	5`4" x 5`0"
Bedroom	Second	11`9" x 11`8"
3pc Bathroom	Second	8`1" x 5`0"
Walk-In Closet	Second	8`1" x 7`0"
5pc Ensuite bath	Second	9`11" x 17`9"
Great Room	Basement	12`4" x 15`8"
Bedroom	Basement	9`6" x 11`8"
Foyer	Main	7`0" x 7`0"
Kitchen	Basement	7`0" x 12`6"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **3057HP**

Zoning: **R-C2**

Remarks

Pub Rmks: **Legal Basement Suite, Sunny South Backyard, 3 Beds Up + 2 Down, and Green Space in front. Exclusive pre-sale opportunity on the highly sought-after North Glenmore Park. Built by Bright Custom Homes, the buyers have the opportunity to work with award-winning interior designer Alykhan Velji. This residence boasts a distinctive design and a meticulously planned layout. A total of over 2,829 SQFT includes a legal basement suite, a separate side entrance, and dedicated laundry facilities. As you step inside, a grand foyer welcomes you, leading to a main floor adorned with 10ft ceilings and hardwood flooring throughout. The formal dining room features custom wainscoting and is bathed in natural light from large windows. The impressive kitchen showcases a sprawling 12ft waterfall island, complemented by high-end Fisher & Paykel appliances, gold and black accents, white oak shaker cabinetry, a Venetian plaster chimney, a Black sill granite sink, and under-cabinet lighting with quartz countertops. The separate mudroom features lots of storage with built-ins and bench. The great room is highlighted by a custom gas fireplace with a plaster finish, white oak cabinet shelves, and an adjacent spacious mudroom with built-ins. Heading upstairs featuring hardwood flooring, a 9ft ceiling sets the stage for a primary bedroom with tray ceilings and wainscoting, along with a luxurious 5-piece ensuite featuring in-floor heating and a curbless steam shower. Two additional generously sized bedrooms, one with a walk-in closet, a 3-piece bath, and a laundry room complete the upper level. The fully finished legal basement suite features a sizeable rec room, a large kitchen, two additional bedrooms, and a 3-piece bath. Additional features include two furnaces with HRVs for enhanced efficiency and air quality, a Tankless water heater, custom built-in closets, rough-ins for A/C, ceiling speakers, alarm systems, exterior cameras, and the option to choose additional upgrades. Close to parks, schools, shopping, Mount Royal University, Marda Loop, Lakeview Golf Course, easy access to Crowchild and Glenmore Trail and so much more. Seize this opportunity - Call today!!**

Inclusions: **N/A**
 Property Listed By: **Century 21 Bravo Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







