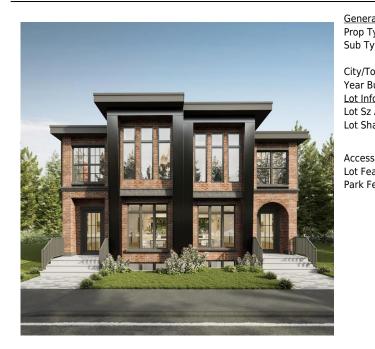


## 2413 52 Avenue, Calgary T3E 1K5

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



eral Information				DOM	
Type:	Residential			49	
Type:	Semi Detached	(Half	<u>Layout</u>		
	Duplex)	Finished Floor Ar	<u>ea</u>	Beds:	5 (3 2 )
/Town:	Calgary	Abv Sqft:	1,972	Baths:	3.5 (3 1)
Built:	2024	Low Sqft:		Style:	2 Storey,Side by Side
<u>nformation</u>		Ttl Sqft:	1,972		
Sz Ar:	2,981 sqft			De alvia a	
Shape:				Parking	
indpo.				Ttl Park:	2
				Garage Sz:	2
ess:					
eat:	Back Lane,Bac	k Yard,Interior Lot,Priv			
Feat:	Double Garage	Detached			

Utilities and Features

Roof:	Asphalt Shingle	Construction:
Heating:	Forced Air	Brick,Concrete,Stucco,Wood Frame
Sewer:		Flooring:
Ext Feat:	Private Entrance, Private Yard	Carpet, Ceramic Tile, Hardwood
		Water Source:
		Fnd/Bsmt:
		Poured Concrete
Kitchen Appl:	Dishwasher,Dryer,Gas Stove,Range Hood,Re	efrigerator, Washer
Int Feat:	Built-in Features, Double Vanity, High Ceiling	s,Kitchen Island,Open Floorplan,Separate Entrance,Walk-In Closet(s),Wired for Sound
Utilities:		
		Room Information

3pc Bathroom Basement 5`0" x 9`2" Bedroom E	Basement Basement	9`11" x 17`9" 12`4" x 15`8" 9`6" x 11`8"
•	Main	7`0" x 7`0"
Mud Room Main 6`6" x 9`2" Kitchen E	Basement	7`0" x 12`6"
Legal/Tax/Financial		
Title: Zoning:		
Fee Simple R-C2		
Legal Desc: 3057HP		
Remarks		
Pub Rmks:Legal Basement Suite, Sunny South Backyard, 3 Beds Up + 2 Down, and Green Space in front. Exclu Glenmore Park. Built by Bright Custom Homes, the buyers have the opportunity to work with award distinctive design and a meticulously planned layout. A total of over 2,829 SQFT includes a legal ba facilities. As you step inside, a grand foyer welcomes you, leading to a main floor adorned with 10ft room features custom wainscoting and is bathed in natural light from large windows. The impressiv complemented by high-end Fisher & Paykel appliances, gold and black accents, white oak shaker ca and under-cabinet lighting with quartz countertops. The separate mudroom features lots of storage custom gas fireplace with a plaster finish, white oak cabinet shelves, and an adjacent spacious mud flooring, a 9ft ceiling sets the stage for a primary bedroom with tray ceilings and wainscoting, along curbless steam shower. Two additional generously sized bedrooms, one with a walk-in closet, a 3-pi 	d-winning interior designer A asement suite, a separate sid t ceilings and hardwood floo ve kitchen showcases a sprat abinetry, a Venetian plaster e with built-ins and bench. T droom with built-ins. Heading g with a luxurious 5-piece er siece bath, and a laundry roo ns, and a 3-piece bath. Addit rough-ins for A/C, ceiling sp	lykhan Velji. This residence boasts a le entrance, and dedicated laundry ring throughout. The formal dining wling 12ft waterfall island, chimney, a Black sill granite sink, he great room is highlighted by a g upstairs featuring hardwood hsuite featuring in-floor heating and a m complete the upper level. The fully ional features include two furnaces eakers, alarm systems, exterior

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





