



THE A-TEAM

RE/MAX FIRST

2126B 52 Avenue, Calgary T3E 1K3

MLS#: A2171927 Area: North Glenmore Park Listing 10/10/24 List Price: \$1,175,000
Status: Active County: Calgary Change: -\$25k, 30-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2021
Lot Information
Lot Sz Ar: 3,046 sqft
Lot Shape:

DOM

54
Layout
Beds: 5 (3 2)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:

Lot Feat: Back Lane, Back Yard, Landscaped, Rectangular Lot
Park Feat: Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Entrance

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

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Int Feat: Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Bedrooms, Family Room, Bathrooms and their dimensions across different levels.

Bedroom
4pc Bathroom

Basement
Basement

14`8" x 13`3"

5pc Ensuite bath

Second

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7280AJ

Zoning:
R-CG

Remarks

Pub Rmks: **Stunning infill and custom-built by New Era Homes situated in the heart of North Glenmore Park. Luxury meets functional living with 2,760 SF of developed space to include 5 bedrooms and 3.5 bathrooms. Inside you will immediately notice the clean white lines and modern tones throughout. Showcasing wide plank hardwood flooring the spacious front dining area opens to the Chef's kitchen where you will enjoy high end appliances (gas stove), quartz countertops and ample seating for your family on the over-sized island. The living room features a cozy gas fireplace and garden door access to the deck and yard. Upstairs you will find a conveniently located laundry room, a vaulted master suite with walk-in closet and spa-like 5 piece ensuite with a walk in shower, soaking tub and dual vanities as well as two additional bedrooms which share a 4-piece bathroom. A separate entrance invites you to explore numerous options with the lower level finished with a family room, two bedrooms, a 4-piece bathroom and an abundance of storage. Rough ins are in place for additional laundry set and wet bar in the lower level and a steam shower in the primary ensuite. Don't overlook the detached double car garage with an electrical rough in panel to plug in your electric vehicle, central AC and the low maintenance backyard with clover, raspberry and blackcurrant plants. Located just steps away from the shops and restaurants in Marda Loop, walking distance to River Park and within a 20-minute bike ride on the river path to downtown Calgary.**

Inclusions:
Property Listed By:

Lifebreath Ventilation Fan
RE/MAX First

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







