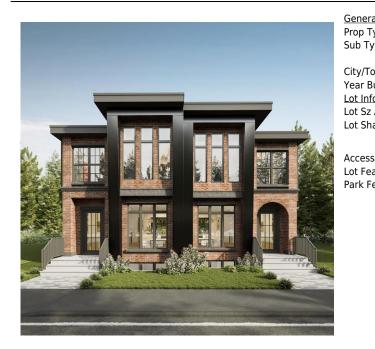


## 2413 52 Avenue, Calgary T3E 1K5

MLS®#:	A2187429	Area:	North Glenmore Par	<b>k</b> Listing	01/16/25	List Price: <b>\$1,184,900</b>
		<b>.</b> .		Date:		
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



eral Informatior				DOM	
Туре:	Residential			6	
Type:	Semi Detached	l (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			Darking	
Shape:				Parking	-
				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 Hoo	d,Refrigerator,Washer
Int Feat:	lings,Kitchen Island,Open Floorplan,Separate Entrance,Walk-In Closet(s),Wired for Sound	
Utilities:		
		Room Information

Room Dining Room Living Room Bedroom Walk-In Closet Laundry Bedroom - Primary Furnace/Utility Room 3pc Bathroom	Level Main Main Second Second Second Basement Basement	Dimensions 11`4" x 10`10" 13`6" x 14`6" 10`2" x 11`10" 4`5" x 4`8" 8`1" x 6`2" 12`1" x 14`5" 7`9" x 7`6" 5`0" x 9`2"	<u>Room</u> Kitchen 2pc Bathroom Bedroom 3pc Bathroom Walk-In Closet 5pc Ensuite bath Great Room Bedroom	Level Main Main Second Second Second Second Basement Basement	Dimensions 10`0" x 18`6" 5`4" x 5`0" 11`9" x 11`8" 8`1" x 5`0" 8`1" x 7`0" 9`11" x 17`9" 12`4" x 15`8" 9`6" x 11`8"		
Bedroom	Basement	9`6" x 11`8"	Foyer	Main	7`0" x 7`0"		
Mud Room	Main	6`6" x 9`2"	Kitchen	Basement	7`0" x 12`6"		
			Legal/Tax/Financial				
Title:		Zoning:					
Fee Simple		R-C2					
Legal Desc:	2412250						
			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. 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!! Basement Appliances						

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





