



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**52 SUSSEX Crescent, Calgary T2W 0L5**

MLS®#: **A2196438** Area: **Southwood** Listing Date: **02/22/25** List Price: **\$848,000**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1959**  
Lot Information  
Lot Sz Ar: **5,780 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,400**  
Low Sqft:  
Ttl Sqft: **1,400**

DOM

**3**  
Layout  
Beds: **4 (2 2 )**  
Baths: **4.0 (4 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:  
Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Lawn,Level,Low Maintenance Landscape**  
Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Heated Garage,On Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**  
Heating: **High Efficiency,ENERGY STAR Qualified Equipment,Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood,Stone**  
Sewer: **Private Yard** Water Source:  
Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Bar Fridge,Built-In Gas Range,Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Water Heater,Microwave,Refrigerator,Washer**  
Int Feat: **Bookcases,Built-in Features,Closet Organizers,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Primary Downstairs,Recessed Lighting,Vinyl Windows,Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-C1**  
Legal Desc: **2984HO**

Remarks

Pub Rmks: **Welcome to this exquisite bungalow in the heart of Southwood, a home that was fully renovated just two years ago and has been meticulously maintained ever since. Stripped down to the studs, this property was transformed with an abundance of high-end upgrades, offering nearly 2,500 sq. ft. of living space, 4 bedrooms, and 4 bathrooms—perfect for modern living. Upstairs, the primary suite is a true retreat, featuring a spacious walk-in closet that leads into a stunning 5-piece ensuite. This spa-like bathroom boasts dual floating vanities, heated floors, a freestanding tub, and a 20-inch brass rain shower with body jets, all enclosed by frameless glass. The second primary suite is located in the basement, complete with its own 3-piece ensuite, frameless glass shower, and generous closet space. The main floor features beautiful hardwood flooring throughout, anchored by a 60-inch gas fireplace surrounded by sleek 24x24 black tiles, ideal for a TV setup. The chef-inspired kitchen is a standout with an 8-foot island, waterfall quartz countertops, and two-tone cabinetry. It includes spacious drawers, abundant counter space, and a garbage pull-out, along with Samsung smart appliances (Bluetooth and Wi-Fi capabilities). The dining area leads to a 20x10 vinyl composite deck, perfect for outdoor entertaining. For added convenience, the home offers main-floor laundry with a high-end Samsung washer and dryer (6300 series). The basement is a true entertainer's dream with a wet bar, dual French-door wine fridge, entertainment unit with a built-in fireplace, and roughed-in laundry for future use. This home has been upgraded with attention to detail, including spray foam insulation, thick 5/8" drywall in the master bedroom and bath, and DuraBuilt black triple-pane windows for a quiet and peaceful living environment. Additional features include central A/C, 2K home security cameras, new plumbing, a 200 AMP electrical service, solid brass fixtures, and high-end lighting. A new Lennox furnace and 50-gallon high-efficiency water heater with added water softener ensure comfort year-round. The outdoor space is just as impressive, featuring stucco and smart-board accents, a floating-style porch, and a beautifully redone walkway with Techo Bloc pavers that surround the home. Enjoy the freshly landscaped yard with new grass, stones, and mulch. The 22x22 oversized double detached garage includes electrical service with EV charger and a gas heater rough-in. This home is in great standing and is ready for a new owner to enjoy all the care and craftsmanship that has gone into maintaining it. Conveniently located next to a strip mall and just seconds from the Calgary Public Library, you'll enjoy the best of both comfort and convenience. Book your showing today and see this beautiful home for yourself!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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











