



THE
A-TEAM

**RE/MAX
FIRST**

2405 52 Avenue, Calgary T3E 1K5

MLS®#: **A2198441** Area: **North Glenmore Park** Listing Date: **03/03/25** List Price: **\$1,199,900**
 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: **2025**
Lot Information
 Lot Sz Ar: **2,956 sqft**
 Lot Shape:

Access:
 Lot Feat: **Back Lane, City Lot**
 Park Feat: **Double Garage Detached**

DOM

7
Layout
 Beds: **6 (3 3)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey, Attached-Side by Side**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line, Courtyard, Playground**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator**
 Int Feat: **Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`2" x 14`9"	Dining Room	Main	12`7" x 11`5"

Kitchen	Main	14`10" x 19`11"
Foyer	Main	6`7" x 6`9"
2pc Bathroom	Main	4`11" x 5`0"
Bedroom	Upper	11`4" x 12`0"
5pc Ensuite bath	Upper	9`1" x 15`5"
Laundry	Upper	7`8" x 5`9"
Walk-In Closet	Upper	7`3" x 6`8"
Game Room	Basement	14`4" x 36`0"
Bedroom	Basement	8`11" x 9`11"
4pc Bathroom	Basement	8`7" x 4`11"

Office	Main	6`0" x 6`1"
Mud Room	Main	4`11" x 9`0"
Bedroom - Primary	Upper	12`5" x 21`7"
Bedroom	Upper	9`3" x 15`6"
4pc Bathroom	Upper	8`7" x 4`11"
Walk-In Closet	Upper	7`8" x 6`9"
Walk-In Closet	Upper	4`3" x 5`6"
Bedroom	Basement	12`2" x 11`1"
Bedroom	Basement	8`9" x 13`5"
4pc Bathroom	Basement	5`2" x 9`11"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	2412439

Remarks

Pub Rmks: **Welcome to a masterpiece crafted by Edge Luxury Homes, where elegance meets innovation. The excellent experience of living in one of Calgary's most sought-after inner-city communities. This stunning home with its flawless design promises a lifestyle of sophistication, comfort, and convenience. An extraordinary feature of this residence is the EXTENDED THREE BEDROOM LEGAL SUITE (pending final approval and permits from the City of Calgary), presenting a fantastic opportunity for supplementary income and the perfect space to accommodate guests in style. Nestled in the heart of the city, this home strikes a harmonious balance between serene, tree-lined streets and the vibrant pulse of downtown living. You'll find yourself just moments away from a wealth of local shops, trendy boutiques & cafés. It's urban living at its finest. Step inside, and be immediately captivated by the open-concept floor plan, designed for both comfort and effortless entertaining. The chef-inspired kitchen is nothing short of spectacular, featuring a huge expensive quartz island that serves as the heart of the space. Paired with the top-of-the-line Kitchen aid Professional appliances, this kitchen is a culinary enthusiast's dream. Premium finishes throughout elevate the space, offering both beauty and functionality. The dining room has an elegant feature wall with stunning park views and cozy living room with gas fireplace and bespoke built-ins offer a sense of luxury, and be ready to be captivated by a dedicated office space. Smart home features like built-in speakers and roughed-in security systems add functionality. The seamless transition to the south backyard sanctuary invites you to enjoy evenings of dining and entertaining under the stars, complete with an expansive patio, is perfect for unwinding or hosting loved ones. Upstairs, the tranquil master suite is designed to be your personal retreat. The generously-sized bedroom features an elevated windowline that frames a stunning tree-scape open front park view, creating a serene, peaceful atmosphere. Enjoy the luxury of heated flooring in your spa-inspired ensuite bathroom with lavish Italian tiles, double vanity, huge shower with body jets, rain shower, rough ins' for steamer, and a freestanding soaker tub. Dual walk-in closets are spacious and well-appointed, offering the perfect sanctuary for your wardrobes. The additional upper bedrooms are equally well-sized, with large windows that invite natural light, creating airy and peaceful spaces. Very functional Common bath and upper floor laundry adds convenience and comfort . The lower level, with its full kitchen, spacious living area, three bedrooms and two full baths, provides the perfect space for guests, extended family, or potential rental income. Every inch of this home has been thoughtfully designed for both comfort and style. Don't miss the opportunity to make this extraordinary property your own.**

Inclusions:	None
Property Listed By:	RE/MAX Real Estate (Central)

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



2405 52 Ave SW, Calgary, AB

Upper Floor Exterior Area 1041.76 sq ft
Interior Area 960.54 sq ft
Excluded Area 10.79 sq ft



PREPARED: 2025/02/25



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1134.03 sq ft
Interior Area 1047.67 sq ft



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Main Floor Exterior Area 528.59 sq ft
Interior Area 854.69 sq ft



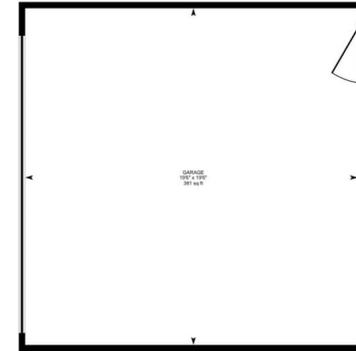
PREPARED: 2025/02/25



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Garage Excluded Area 411.97 sq ft



PREPARED: 2025/02/25



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