

# \$2,195,000 - 2025 51 Avenue Sw, Calgary

MLS® #A2211537

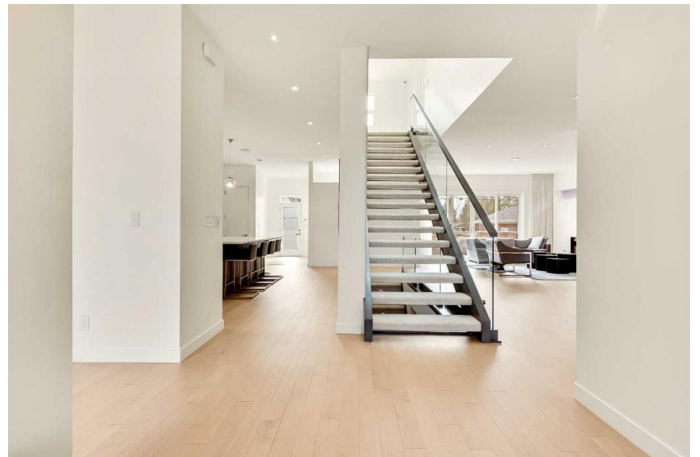
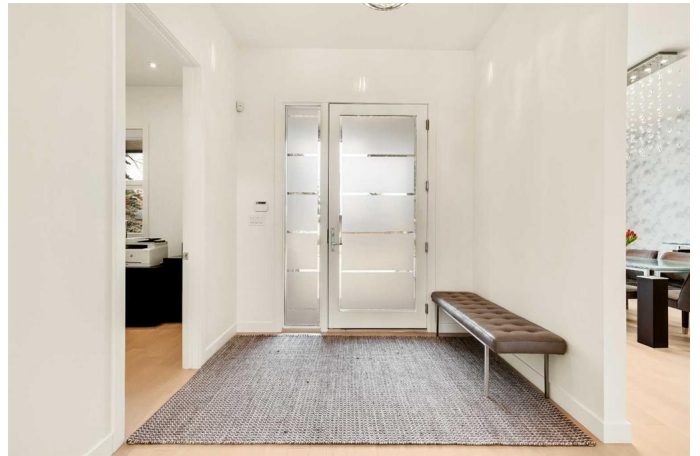
**\$2,195,000**

4 Bedroom, 4.00 Bathroom, 3,209 sqft

Residential on 0.14 Acres

North Glenmore Park, Calgary, Alberta

Situated on a quiet street in desirable North Glenmore Park you will find this stunning family home! Sitting on a large lot, this 4 bedroom home offers almost 5,000 sq. ft. of developed living space. This house is filled with natural light from large picture windows and skylights. Upon entering, you will be in a spacious foyer with lots of room to greet guests. The main floor offers an easy flow between all the principle rooms. There is a huge gourmet kitchen with professional appliances, oversized island and a butler's pantry for easy transition to the beautiful private dining room. The main floor living/great room offers a feature fireplace and large patio doors that open to the sunny southfacing deck and backyard. A spacious office/den, mudroom with loads of cabinets and powder room complete the main floor. Walking up the open riser staircase to the second floor you will find an incredible primary bedroom and ensuite! This space has it all - private balcony, built-ins, dual vanities, in-floor heat, motion sensor lighting, free standing soaker tub, steam shower and huge walk-in closet. Two additional corner bedrooms with a jack & jill bathroom and laundry room complete this level. The lower level has a fourth bedroom and offers a gym/workout space that could be converted into a 5th bedroom. The showstopper on this level is the large entertainment room complete with a wine room, temperature controlled wine cabinet, entertainment bar and in-floor heat! Outside,



there is a roomy deck, underground sprinkler system and a TRIPLE garage complete with roughed in EV charging station. Additional highlights of this incredible property include sound system and 2 brand new AIR CONDITIONERS. The location is just blocks from River Park & Marda Loop - offering schools, shops, restaurants, public transit, close to Earl Grey golf course, walking and bike paths. This home shows exceptional pride of ownership, is in immaculate condition and shows 10/10!!

Built in 2015

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211537    |
| Price          | \$2,195,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,209       |
| Acres          | 0.14        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2025 51 Avenue Sw   |
| Subdivision | North Glenmore Park |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 1J7             |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3 |
|----------------|---|

|         |  |
|---------|--|
| Parking | Alley Access, In Garage Electric Vehicle Charging Station(s), Triple Garage Detached |
|---------|--|

|              |   |
|--------------|---|
| # of Garages | 3 |
|--------------|---|

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Tankless Hot Water, Wet Bar, Wired for Sound |
|-------------------|---|

|            |   |
|------------|---|
| Appliances | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Wine Refrigerator |
|------------|---|

|         |                                   |
|---------|-----------------------------------|
| Heating | In Floor, Forced Air, Natural Gas |
|---------|-----------------------------------|

|         |             |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

|            |     |
|------------|-----|
| Fireplaces | Gas |
|------------|-----|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
|-------------------|-----------------------|

|                 |   |
|-----------------|---|
| Lot Description | Back Lane, Level, Rectangular Lot, Underground Sprinklers |
|-----------------|---|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                                  |
|--------------|----------------------------------|
| Construction | Cedar, Stone, Stucco, Wood Frame |
|--------------|----------------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 14th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 70 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | R-CG |
|--------|------|

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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