

# \$1,199,000 - 2407 52 Avenue Sw, Calgary

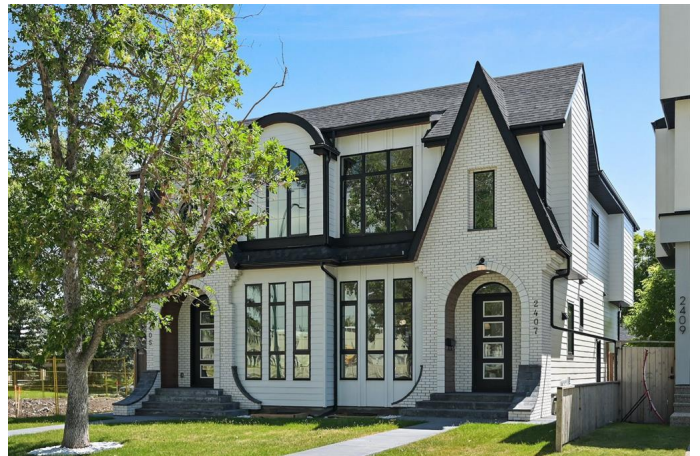
MLS® #A2238160

**\$1,199,000**

6 Bedroom, 5.00 Bathroom, 1,964 sqft  
Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

Located Directly Across From Green Space and just steps from parks, top-rated schools, and inner-city amenities, this custom-built home by EDGE LUXURY HOMES , blends high-end design with everyday comfort. FULLY FINISHED 3 BED ,2 FULL BATH LEGAL SUITE, Professionally Landscaped, and Move In Ready—this home delivers on every level. Inside, you'll find 10-foot ceilings, floor-to-ceiling windows, and rich hardwood floors throughout the main floor. A private office/den offers a quiet space to work or study, while the open-concept layout is perfect for both entertaining and relaxing. The chef's kitchen is the heart of the home, featuring custom white oak cabinetry, quartz countertops, a waterfall island, high-end stainless steel appliances, and elegant glass-front cabinets. The dining area with its custom feature wall flows into a bright living room with full-height sliding glass doors, bringing in tons of natural light ,The cozy welcoming gas fireplace with built ins, in elegant plaster finish is connecting you to the backyard,Upstairs, the vaulted primary suite feels like a retreat, with DUAL WALK IN CLOSETS and a Spa-like Ensuite Featuring Double Sinks, A Freestanding Tub, Oversized Walk-In Shower with Steamer Rough-In, and Heated Tile Floors. Two more spacious bedrooms, a 4-piece bath, and a laundry room with built-in cabinetry and sink complete the upper level. The legal basement suite offers incredible flexibility with 3 bedrooms, 2 full



baths, its own separate entrance, full kitchen, laundry, and durable LVP flooring—ideal for extended family, guests, or rental income. Enjoy warm summer nights in the fully fenced backyard, with a large rear deck perfect for outdoor dining and entertaining. A double detached garage adds convenience and completes the package. If you're looking for Modern Style, Smart Design, and a Prime Inner-City Location, This North Glenmore Park Gem Has It All.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2238160               |
| Price          | \$1,199,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 1,964                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2407 52 Avenue Sw   |
| Subdivision | North Glenmore Park |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 1K5             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |

# of Garages 2

## Interior

Interior Features Kitchen Island, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)

Appliances Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Full, Suite

## Exterior

Exterior Features Courtyard, Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 11th, 2025

Days on Market 24

Zoning R-C2

## Listing Details

Listing Office RE/MAX House of Real Estate

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