



## 2403 52 Avenue Calgary Alberta

\$1,150,000

CORNER LOT HOME in the prime inner-city location of North Glenmore! This home has been meticulously maintained throughout the years. Featuring 3 BEDROOM & 2 BATHROOMS with OVER 1200 SQ FT OF LIVING SPACE. Step inside to discover a spacious OPEN CONCEPT MAIN FLOOR with beautiful hardwood floors. The large living room is great for entertaining. The chef's kitchen is complemented by an oversized granite island, a stainless steel apron-front sink, built-in appliances and ample counter and kitchen cabinets providing lots of storage options. A sun room/den/flex space on the main level is ideal for a home office or extra living area. The highlight is the abundance of natural light throughout, creating a warm and inviting environment. The upper level features 3 bedrooms, including a great size master bedroom. The renovated 3-pc bathroom includes quartz counters, heated floors and a large storage closet. The refinished basement boasts a rec room, a luxurious 2-person steam shower and a cozy electric fireplace, creating a perfect relaxation retreat. The backyard is definitely an oasis for outdoor enthusiasts! It features 2 LARGE DECKS & A CHARMING GAZEBO. There is also an OUTDOOR KITCHEN inclusive of BBQ, GAS FIREPLACE & BAR FRIDGE. It is surrounded by a river-rock wall, established trees and beautiful landscaping. You couldn't ask for a better space for relaxing, bbq's, family gatherings and more!! The large DOUBLE-DETACHED GARAGE is HEATED & includes EPOXY FLOORS. Some updates to the home include a gas furnace and gas hot water tank (2013), newer asphalt roof on house and garage (2021) & newer eaves troughs (2015). The double car garage is refinished with a sleek epoxy floor, plywood sheathing on the walls and a newer garage door (2020). Situated on a desirable corner lot, this home sits on a large 0.169-acre property ZONED RCG, offering great potential for future developmen...

Furnace 6.00 Ft x 7.42 Ft

Family room 18.83 Ft x 16.17 Ft

4pc Bathroom 7.17 Ft x 6.67 Ft

Laundry room 5.75 Ft x 7.17 Ft

Kitchen 11.83 Ft x 9.83 Ft

Living room 13.42 Ft x 18.67 Ft

Other 10.00 Ft x 3.83 Ft

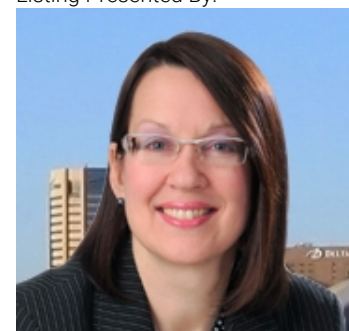
3pc Bathroom 11.42 Ft x 4.92 Ft

Bedroom 10.00 Ft x 8.67 Ft

Primary Bedroom 11.42 Ft x 11.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Dining room 9.33 Ft x 6.58 Ft

Bedroom 13.42 Ft x 8.33 Ft

Den 9.33 Ft x 18.08 Ft