



2108 52 Street Calgary Alberta

\$759,900

Welcome to a Home Where Every Detail Tells a Story--Just Steps from the Bow River in one of Calgary's most beloved Inner-City Communities. Set on top the Bluffs of Montgomery, this Raised Bungalow on a 51 x 122 (*Approx.) Lot offers More than a place to live--it Offers a Lifestyle. Imagine Riding The Trails of along the River Pathways Right From Dale Hodges Park, Across The Street, Weekend Trips to the Farmers Market, and Evenings spent in a Backyard that feels like your Own Private Oasis. Lovingly cared for and Thoughtfully Upgraded over the years, this Home Blends Timeless Character with Modern Comfort. The Original Hardwood Floors on the Main Level echo the Craftsmanship of a Different Era, while the Updated Stainless Steel appliances--including a gas range--bring a chef's touch to everyday meals. Big West-Facing Windows flood the main floor with golden light, framing views of the Bow River and bringing warmth to the inviting living space. Two cozy bedrooms upstairs offer restful retreats, with a floor plan that balances Charm and Function. Downstairs, the Widened Staircase opens to a Spacious Lower Level full of Potential. With a Separate Entrance, Soundproofing in the Bedroom, and Flexible Layout, it could easily be Reimagined -- Perfect for Multigenerational Living. Recent Upgrades to the Furnace (2015), Hot Water Tank (2021), and Shingles on House and Garage (2013-14) and Electrical Panel (2011) mean Peace of Mind for years to come. But the Real Magic is Outside! The Front and Backyards are Absolute Showstoppers. Professionally landscaped with a vibrant mix of trees, blooming perennials, and carefully chosen shrubs, every inch of this lot has been designed to delight. Drip Irrigation keeps everything lush with minimal effort and ease. Outdoor Kitchen--complete with Gas BBQ Hookup--Sets the Stage for Unforgettable Summer Evenings. There's Room for all the Toy...

4pc Bathroom 5.00 Ft x 10.42 Ft

Other 7.42 Ft x 11.83 Ft

Exercise room 9.50 Ft x 16.50 Ft

Recreational, Games room 9.33 Ft x 20.08 Ft

Laundry room 10.33 Ft x 18.83 Ft

Furnace 3.50 Ft x 7.75 Ft

Living room 10.25 Ft x 15.58 Ft

Dining room 10.17 Ft x 11.58 Ft

Kitchen 10.67 Ft x 13.33 Ft

Primary Bedroom 10.17 Ft x 11.33 Ft

Bedroom 8.42 Ft x 8.50 Ft

4pc Bathroom 5.00 Ft x 7.50 Ft

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Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate



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