



2126 52 Avenue Calgary Alberta

\$1,175,000

OPEN HOUSE SATURDAY SEPTEMBER 13. 2-4. Welcome to sophisticated living in the heart of North Glenmore Park. This newly built custom residence, created in collaboration with the renowned House of Bishop, combines classic architectural charm with contemporary luxury. Perfectly positioned on a quiet street bordering Altadore, this single-family home offers striking curb appeal and over 2,700 sq. ft. of thoughtfully designed living space. Inside, an open-concept layout is enhanced by 10-foot ceilings, designer light fixtures, wide plank hardwood floors, and a stunning gas fireplace with blower. The gourmet kitchen is a true centerpiece, showcasing custom cabinetry, quartz counters, an eye-catching beveled backsplash, under-cabinet LED lighting, floor-to-ceiling oak built-ins, and premium stainless steel appliances—including a 5-burner gas cooktop and custom hood fan. Upstairs, the primary suite serves as a private retreat with vaulted ceilings, a walk-in California Closet, and a luxurious 5-piece ensuite with a freestanding tub, built-in bench, and steam shower rough-in. Two additional bedrooms, a 4-piece bath, a laundry room, and linen storage complete the upper floor. The fully finished lower level—accessed via a private side entrance—provides exceptional versatility for a future legal or illegal suite (subject to city approval). This space includes two generously sized bedrooms, a full bathroom, laundry rough-ins, a wet bar or kitchenette option, and hydronic in-floor heating rough-ins. Stylish vinyl plank flooring and a sleek basement bar add modern appeal. Additional features include rough-ins for a central vacuum system, complete exterior landscaping with fencing, softscaping, and concrete walkways. A spacious rear deck offers the perfect setting for gatherings, while the private backyard is ideal for quiet relaxation. Located just minutes from downtown, public t...

Laundry room 7.75 Ft x 5.92 Ft
Primary Bedroom 22.83 Ft x 15.92 Ft
Bedroom 14.50 Ft x 9.58 Ft
Bedroom 14.58 Ft x 9.58 Ft
5pc Bathroom 12.33 Ft x 9.50 Ft
4pc Bathroom 8.17 Ft x 5.08 Ft

Recreational, Games room 18.58 Ft x 10.83 Ft
2pc Bathroom 5.50 Ft x 4.92 Ft
4pc Bathroom 7.58 Ft x 4.92 Ft
Foyer 6.58 Ft x 6.08 Ft
Living room 13.67 Ft x 12.33 Ft
Kitchen 15.00 Ft x 13.42 Ft

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Bedroom 14.42 Ft x 8.67 Ft
Bedroom 14.58 Ft x 13.25 Ft

Dining room 17.00 Ft x 10.50 Ft