



2405 52 Avenue Calgary Alberta

\$1,189,900

Perfectly positioned across from green space and just steps to parks, top-rated schools, and all the inner-city amenities you could need, this custom-built infill by Edge Luxury Homes, blends elevated design with everyday comfort. Fully finished, professionally landscaped, fenced, and move-in ready--this is a home that impresses from the moment you arrive. Step inside to discover soaring 10' ceilings, expansive floor-to-ceiling windows, rich hardwood floors, and a smartly designed layout that checks every box. A dedicated main-floor office/den provides the perfect space for work or focused study, while the open-concept living area is tailored for both relaxing and entertaining. At the heart of the home, the chef-inspired kitchen with white oak custom cabinetry, sleek quartz countertops, a waterfall island, premium stainless steel appliances, and elegant glass-front feature cabinets. The adjoining dining area with custom feature wall is ready to entertain, and the spacious living room, where stunning full-height rear glass doors brings in abundant natural light and connects you to the outdoors, creating the ideal indoor-outdoor lifestyle. Upstairs, the vaulted primary suite is a luxurious retreat, with dual walk-in closets and a spa-like ensuite featuring double vanities, a freestanding soaker tub, an oversized walk-in shower with steamer rough-in, and heated tile floors. Two additional generously sized bedrooms, an expensive 4-piece bathroom, and a laundry room with built-in cabinetry and a sink complete the upper level. Downstairs, the fully legal 3-bedroom, 2 full bath basement suite offers high versatility with a private side entrance, full kitchen, durable LVP flooring, separate laundry room, and a smart layout--perfect for extended family, guests, or additional rental income. Outside, enjoy summer evenings and weekend gatherings in the fully fenced and la...

Recreational, Games room 14.33 Ft x 36.00 Ft

Bedroom 12.17 Ft x 11.08 Ft

Bedroom 8.92 Ft x 9.92 Ft

Bedroom 8.75 Ft x 13.42 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

4pc Bathroom 5.17 Ft x 9.92 Ft

Foyer 6.58 Ft x 6.75 Ft

Other 4.92 Ft x 9.00 Ft

2pc Bathroom 4.92 Ft x 5.00 Ft

Primary Bedroom 12.42 Ft x 21.58 Ft

5pc Bathroom 9.08 Ft x 15.42 Ft

Bedroom 11.33 Ft x 12.00 Ft

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Listing Presented By:



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Living room 14.17 Ft x 19.33 Ft
Dining room 12.58 Ft x 11.42 Ft
Kitchen 14.83 Ft x 19.92 Ft
Office 6.00 Ft x 6.08 Ft

Bedroom 9.25 Ft x 15.50 Ft
4pc Bathroom 8.58 Ft x 4.92 Ft
Laundry room 7.67 Ft x 5.75 Ft