



2435 52 Avenue Calgary Alberta

\$1,149,900

BOTH SIDES AVAILABLE & QUICK POSSESSION AVAILABLE!** Welcome to this truly remarkable residence in the heart of the highly desirable North Glenmore Park community, where contemporary architecture meets meticulous craftsmanship. This property seamlessly blends luxury, functionality, and investment potential. South-facing backyard, and a 2-bedroom legal basement suite, this home offers unparalleled comfort, elegance, and versatility for families and investors alike. From the moment you step through the door, you'll be captivated by the open-concept layout, high-end finishes, and abundance of natural light. The main floor is an entertainer's dream, designed to maximize functionality without compromising style. The central gourmet kitchen is the heart of the home, featuring stainless steel appliances, custom high-rise cabinetry, quartz countertops, a spacious built-in pantry, and a large island with bar seating. Whether you're hosting dinner parties or enjoying casual meals with family, this kitchen is sure to impress. The kitchen also features a coffee bar that has a sink. Adjacent to the kitchen, the dining area is flooded with light from oversized windows, creating a warm and inviting space for gatherings. The main-floor office, thoughtfully tucked away, provides the perfect environment for productivity, whether for remote work, study, or personal projects. A well-organized mudroom, complete with built-in storage and a bench, adds a layer of convenience, while the elegantly designed half bathroom enhances the functionality of this level. The upper floor continues to impress with its focus on luxury and practicality. The primary suite is a true retreat, featuring sky-high vaulted ceilings, a walk-in closet, and a spa-like 5-piece ensuite. The ensuite is a masterpiece in itself, offering a free-standing soaker tub, a walk-in rain shower, dual sinks, and premium finishes...

Recreational, Games room 15.42 Ft x 12.17 Ft

Kitchen 15.42 Ft x 9.08 Ft

4pc Bathroom Measurements not available

Bedroom 13.92 Ft x 11.00 Ft

Bedroom 12.67 Ft x 10.42 Ft

Living room 14.25 Ft x 13.25 Ft

2pc Bathroom Measurements not available

Den 5.58 Ft x 5.58 Ft

Primary Bedroom 13.25 Ft x 18.17 Ft

5pc Bathroom Measurements not available

Bedroom 10.08 Ft x 12.58 Ft

Bedroom 11.67 Ft x 12.58 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Kitchen 14.17 Ft x 19.92 Ft

Dining room 14.25 Ft x 10.50 Ft

4pc Bathroom Measurements not available

Laundry room 8.58 Ft x 5.92 Ft