

# \$1,199,900 - 2126b 52 Avenue Sw, Calgary

MLS® #A2248382

**\$1,199,900**

5 Bedroom, 4.00 Bathroom, 2,040 sqft  
Residential on 0.00 Acres

North Glenmore Park, Calgary, Alberta

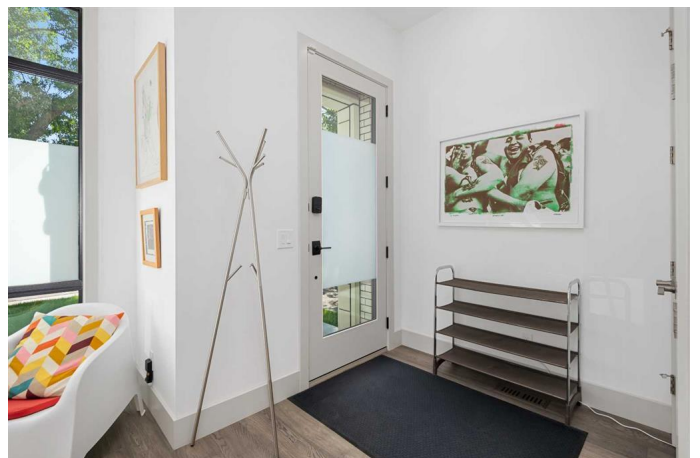
OPEN HOUSE SUNDAY AUGUST 31

2-4Welcome 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 transit, Marda Loop, and some of Calgary’s top schools, this home delivers a rare combination of high-end finishes, exceptional craftsmanship, and an unbeatable location. Don’t miss the opportunity to make this North Glenmore Park masterpiece your own.

Built in 2021

**Essential Information**

MLS® #	A2248382
Price	\$1,199,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,040
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2126b 52 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E1K3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Dry Bar, Low Flow Plumbing Fixtures
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	11
Zoning	R-C2

**Listing Details**

Listing Office                      CIR Realty

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