

# \$1,199,888 - 2126a 52 Avenue Sw, Calgary

MLS® #A2233001

**\$1,199,888**

5 Bedroom, 4.00 Bathroom, 2,023 sqft  
Residential on 0.07 Acres

North Glenmore Park, Calgary, Alberta

OPEN HOUSE SUNDAY NOVEMBER 2 2-4.

Experience premier living in the heart of North Glenmore Park! This custom-built estate, designed in collaboration with the acclaimed House of Bishop, is a striking blend of timeless architecture and modern luxury. Situated on a quiet street bordering Altadore, this newly built single-family home offers standout curb appeal and over 2,700 sq. ft. of meticulously finished living space.

Inside, you'll find a spacious open floor plan with 10-foot ceilings, designer lighting, wide plank hardwood floors, and a show-stopping gas fireplace with blower. The dream kitchen is a chef's delight, featuring custom cabinetry, quartz countertops, a striking beveled backsplash, under-mount LED lighting, floor-to-ceiling oak built-ins, and premium stainless steel appliances including a 5-burner gas stove and custom hood fan.

The upper level hosts a luxurious primary retreat with vaulted ceilings, a walk-in California Closet, and a stunning 5-piece ensuite complete (including bench), standalone tub, and a steam shower rough-in. Two more bedrooms, a 4-piece bath, a laundry room, and linen storage complete the floor.

The fully finished basement is accessible via a private side entrance and offers amazing flexibility, ideal for a future legal/illegal suite (subject to municipal approval). It includes 2



large bedrooms, a full bath, rough-ins for laundry, a wet bar or kitchenette, and hydronic in-floor heat rough-ins. Upgrades such as vinyl plank flooring, a stylish basement bar, and Hush City soundproofing on all walls and stairs elevate the comfort and function of this level.

Extensive upgrades and features include:

Gemstone lighting on house and garage

Heated, insulated, and finished garage

Aquasana whole-house water filtration system

New boiler and extra-large hot water tank

Air conditioning

Locking wrought iron gates & railings (stairs and deck)

UV and privacy window film on all windows (except deck)

Hunter Douglas blinds with blackout in all bedrooms

Blackout curtains throughout

Upgraded California Closets in all key areas

Additional highlights include smart home lighting controlled by phone, rough-ins for a central vacuum system, and full exterior landscaping including fencing, softscaping, and cement walkways. Enjoy entertaining on the large rear deck or relax in the privacy of your fully landscaped backyard.

Ideally located just minutes from downtown, public transit, Marda Loop, and some of Calgary's best schools, this home sets a new standard in thoughtful design and upscale

living. Don't miss your chance to own one of North Glenmore Park's most impressive custom homes.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233001    |
| Price          | \$1,199,888 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,023       |
| Acres          | 0.07        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2126a 52 Avenue Sw  |
| Subdivision | North Glenmore Park |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 1K3             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Separate Entrance |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Microwave, Range Hood,                                    |

|                 |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
|                 | Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Gas Stove |
| Heating         | Forced Air, Natural Gas                                                          |
| Cooling         | Central Air                                                                      |
| Fireplace       | Yes                                                                              |
| # of Fireplaces | 1                                                                                |
| Fireplaces      | Gas                                                                              |
| Has Basement    | Yes                                                                              |
| Basement        | Full                                                                             |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Entrance                                  |
| Lot Description   | Back Lane, Low Maintenance Landscape, See Remarks |
| Roof              | Asphalt Shingle                                   |
| Construction      | Mixed, Composite Siding, Stucco                   |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 137             |
| Zoning         | R-C2            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.