

# \$1,150,000 - 2126b 52 Avenue Sw, Calgary

MLS® #A2248382

**\$1,150,000**

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

North Glenmore Park, Calgary, Alberta

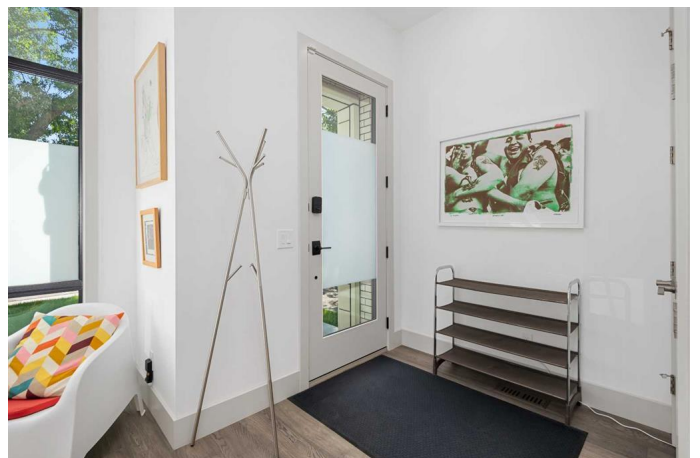
OPEN HOUSE SUNDAY OCTOBER 19 2-4.

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 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          | \$1,150,000 |
| 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, Dry Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance |
| Appliances        | Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer, Window Coverings, Tankless Water Heater             |
| 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 | 71                |
| Zoning         | R-C2              |

Listing Details

Listing Office            CIR Realty

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