

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

MLS® #A2233001

**\$1,199,888**

5 Bedroom, 4.00 Bathroom, 2,023 sqft

Single Family on 0.07 Acres

North Glenmore Park, Calgary, Alberta

OPEN HOUSE SATURDAY SEPTEMBER 27 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. (id:6289)

Built in 2021

Essential Information

Listing #	A2233001
Price	\$1,199,888
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,023
Acres	0.07
Year Built	2021
Type	Single Family

Sub-Type Freehold

## Community Information

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

## Amenities

Amenities Playground, Schools, Shopping  
Features See remarks, Back lane, No Smoking Home  
Parking Spaces 2  
Parking Detached Garage  
# of Garages 2

## Interior

Appliances Refrigerator, Gas stove(s), Dishwasher, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer  
Heating Natural gas Forced air  
Cooling Central air conditioning  
Fireplace Yes  
# of Fireplaces 1  
# of Stories 2  
Has Basement Yes

## Exterior

Exterior Composite Siding, Stucco  
Foundation Poured Concrete

## Listing Details

Listing Office CIR Realty



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