



GRASSROOTS

REALTY GROUP

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**2034 52 Avenue SW
Calgary, Alberta**

MLS # A2317614



\$2,239,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,188 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: None

**** Open House: Saturday, June 13th 1-3pm and Sunday, June 14th 1-3pm **** Welcome to this masterfully designed detached home in North Glenmore Park, spanning three finished levels above grade plus a fully developed basement. From the moment you step inside, the thoughtful layout, upscale finishes, and custom details are immediately apparent. The bright front dining room flows seamlessly into a gourmet kitchen equipped with premium JennAir appliances and a large quartz island featuring exceptional hidden storage. An inviting living room provides the perfect space for everyday comfort and entertaining, while the functional mudroom offers custom built-ins and a dedicated pet spa. The second level features two spacious secondary bedrooms sharing a custom full bath, along with a charming nook with built-in storage for added functionality. The luxurious primary retreat serves as a true sanctuary, complete with vaulted ceilings, a Juliette balcony, a dual-sided fireplace, and a custom walk-in closet. Its spa-inspired ensuite offers ultimate comfort with a deep soaker tub, a walk-in shower with a built-in bench, undermount lighting, and in-floor heating. On the third floor, a private loft retreat includes an additional bedroom, dedicated ensuite, and access to a personal balcony. The fully finished lower level is optimized for relaxation and entertainment, hosting a gorgeous wet bar, a built-in media centre, a spacious living area, a dedicated home office, and cosy in-floor heating. Outside, the property is complete with a private backyard space and a double detached garage. Premium finishings define every corner of this exceptional property.