



**2124B 52 Avenue SW**  
**Calgary, Alberta**

**MLS # A2322926**

**\$619,900**



<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Flat, Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Laminate Counters, Open Floorplan		

**Inclusions:** Basement washer/Dryer, basement refrigerator, basement electric stove, basement dishwasher

Welcome to this beautifully maintained and extensively updated duplex in the highly sought-after community of North Glenmore Park. Offering 4 bedrooms, 2 full bathrooms, and an illegal basement suite with a separate walk-up entrance, this property presents an exceptional opportunity for homeowners, investors, or those seeking mortgage-helping income potential. Pride of ownership is evident throughout, with substantial upgrades completed over the years. The exterior has been thoughtfully improved with a new 48" x 117' concrete sidewalk, updated front deck railings and privacy wall, fresh front exterior paint and trim, new screen door, updated exterior lighting, upgraded fencing and gates, and most windows replaced. The detached garage has also seen significant improvements, including a new roof, siding, eavestroughs with leaf guards, automatic garage door, man door, shelving, and updated firewall. The home offers excellent long-term value with major mechanical updates including the furnace, central air conditioning, hot water tank, electrical panel, and a built-in security system. The roof has been professionally inspected and confirmed to be in good condition, and regular maintenance has been completed over the years, including upkeep of exterior roof vents and sealing where required. Inside, the upper level has been extensively renovated with updated flooring, fresh paint, newer carpet throughout the living room, hallways, and bedrooms, modern light fixtures, renovated bathroom vanity, countertop, faucet and shower, updated kitchen countertops, backsplash, sink, faucet, stove, dishwasher, and laundry appliances. The lower level offers additional living space and income potential with a fully developed illegal suite featuring a newer dishwasher, laundry unit, kitchen faucet, and updated bedroom ceiling. Outside, the yard has been

enhanced with landscaping improvements including removal of old fencing, grading and leveling of the front and rear yards, new grass, a patio area, and professionally maintained mature trees. The private backyard, deck, and detached garage create an ideal setting for relaxing, entertaining, and enjoying the outdoors. Located on a quiet street in one of Calgary's most desirable inner-city communities, this home is close to schools, parks, pathways, shopping, transit, Mount Royal University, and all the amenities North Glenmore Park has to offer. A rare opportunity to own a move-in-ready property with extensive updates, income potential, and exceptional pride of ownership throughout.