



GRASSROOTS
REALTY GROUP

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2019 52 Avenue SW
Calgary, Alberta

MLS # A2332959



\$2,985,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,633 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	5
Garage:	Alley Access, Garage Faces Rear, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, See Remarks, Soaking Tub, Storage, Tray Ceiling(s), Wet Bar

Inclusions: N/A

EXCEPTIONAL CUSTOM LUXURY IN NORTH GLENMORE PARK. This beautifully designed residence delivers an impressive combination of architectural presence, sophisticated finishes, and outstanding functionality, with 5 BEDROOMS, 4.5 BATHROOMS, two balconies, multiple living spaces, a fully developed lower level, and a rare TRIPLE ATTACHED GARAGE. Warm wood tones, softly veined stone, wide-plank flooring, custom millwork, and statement lighting create a refined yet inviting interior designed for elevated everyday living. A spacious foyer with custom built-in storage sets the tone, while the front FORMAL DINING ROOM provides an elegant setting for entertaining. Across the hall, a private DEN/HOME OFFICE offers a quiet and beautifully defined workspace. At the heart of the home, the open-concept kitchen, dining nook, and living room create an exceptional gathering space. The CHEF’S KITCHEN is anchored by an oversized statement island with generous seating, complemented by extensive cabinetry, stone surfaces, and a GAS RANGE. A true WORKING PANTRY elevates both daily function and entertaining with its own sink and prep space while a striking WINE DISPLAY adds a sophisticated focal point. The adjoining living room centres around a GAS FIREPLACE, framed by expansive windows and oversized patio doors that extend the living space into the SOUTH backyard and onto the concrete patio. A well-appointed mudroom with custom built-ins connects directly to the TRIPLE ATTACHED GARAGE. Upstairs, FOUR BEDROOMS surround a spacious BONUS/LOFT AREA opening to a front balcony. Two bedrooms share a JACK-AND-JILL BATHROOM, while the third has a private ensuite. The PRIMARY RETREAT features its own balcony and a dramatic TWO-WAY GAS FIREPLACE connecting to the spa-inspired

ensuite with a freestanding tub, oversized shower, double vanity, built-in storage, and an exceptionally large WALK-IN CLOSET. A dedicated laundry room with sink completes the level. The fully developed lower level offers a large RECREATION/GAMES AREA, WET BAR, FIFTH BEDROOM, FULL BATHROOM, HOME GYM, and STEAM SAUNA, creating an ideal destination for entertaining, guests, and wellness. Set on a quiet street in coveted NORTH GLENMORE PARK, enjoy Glenmore Athletic Park, Glenmore Aquatic Centre, and Stu Peppard Arena at the end of the block, plus quick access to the Glenmore Reservoir pathways, Lakeview Golf Course, Sandy Beach, River Park, Marda Loop, schools, downtown, and everyday amenities. A RARE INNER-CITY HOME OFFERING LUXURY, SPACE, RECREATION, AND A TRIPLE ATTACHED GARAGE.