

# \$759,900 - 2108 52 Street Nw, Calgary

MLS® #A2222052

**\$759,900**

2 Bedroom, 2.00 Bathroom, 856 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

\*\*\*OPEN HOUSE - Sunday JUNE 8 - 12:00PM  
-- 4:00PM\*\*\*

Welcome to a Home Where Every Detail Tells a Story—Just Steps from the Bow River in one of Calgary's most beloved Inner-City Communities. Set on top the Bluffs of Montgomery, this Raised Bungalow on a 51 x 122 (\*Approx.) Lot offers More than a place to live—it Offers a Lifestyle. Imagine Riding The Trails of along the River Pathways Right From Dale Hodges Park, Across The Street, Weekend Trips to the Farmers Market, and Evenings spent in a Backyard that feels like your Own Private Oasis. Lovingly cared for and Thoughtfully Upgraded over the years, this Home Blends Timeless Character with Modern Comfort. The Original Hardwood Floors on the Main Level echo the Craftsmanship of a Different Era, while the Updated Stainless Steel appliances—including a gas range—bring a chef's touch to everyday meals. Big West-Facing Windows flood the main floor with golden light, framing views of the Bow River and bringing warmth to the inviting living space. Two cozy bedrooms upstairs offer restful retreats, with a floor plan that balances Charm and Function. Downstairs, the Widened Staircase opens to a Spacious Lower Level full of Potential. With a Separate Entrance, Soundproofing in the Bedroom, and Flexible Layout, it could easily be Reimagined — Perfect for Multigenerational Living. Recent Upgrades to the Furnace (2015), Hot Water



Tank (2021), and Shingles on House and Garage (2013-14) and Electrical Panel (2011) mean Peace of Mind for years to come. But the Real Magic is Outside! The Front and Backyards are Absolute Showstoppers. Professionally landscaped with a vibrant mix of trees, blooming perennials, and carefully chosen shrubs, every inch of this lot has been designed to delight. Drip Irrigation keeps everything lush with minimal effort and ease. Outdoor Kitchenâ€”complete with Gas BBQ Hookupâ€”Sets the Stage for Unforgettable Summer Evenings. Thereâ€™s Room for all the Toys Too, Thanks to the Double Detached Garage (Insulated and Heated) and RV Parking with a Rare Underground Service Pit. Whether you're Sipping Coffee on the Front Step Admiring the River, or Hosting Friends for a Backyard BBQ under the Stars, This is a Home that Invites You to Slow Down, Breathe Deeper, and Stay A While. Come See it in Person. Fall in Love. And Imagine the Next Chapter of Your Story, Right Here in Montgomery!

Built in 1954

**Essential Information**

MLS® #	A2222052
Price	\$759,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	856
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2108 52 Street Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1C4

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Off Street, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Storage, Sump Pump(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Outdoor Grill, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block, Other

### Additional Information

Date Listed	June 5th, 2025
Days on Market	13
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.