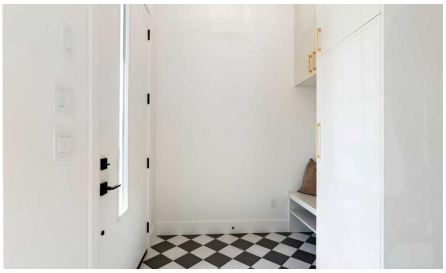
528 52 Avenue SW

Calgary | Active | MLS® A2338279

$1,250,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,980.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Experience contemporary luxury and thoughtful design in this beautifully crafted 2,800+ sq. ft. home - perfectly suited for today’s discerning buyer. Designed with a cohesive vision throughout, every space has been carefully curated by an experienced designer and finished with elevated materials and timeless style. From the stunning tile selections by Porcelanosa to the refined finishes and custom details, quality and sophistication are evident in every room.

The open-concept main level features gleaming hardwood floors, a spacious chef’s kitchen with custom cabinetry, granite countertops, premium stainless steel appliances, and designer finishes that flow seamlessly into an inviting family room ideal for relaxing or entertaining.

Upstairs, the primary retreat impresses with vaulted ceilings, a large walk-in closet, and a spa-inspired ensuite with dual sinks, a freestanding tub, and a glass-enclosed shower. Two additional bedrooms, a stylish main bath, and convenient upper laundry complete this level.

The fully finished basement offers exceptional flexibility, featuring a bedroom, full kitchen, living area, and 4-piece bath - perfect for guests or extended family. The space can also be easily opened up to integrate with the rest of the home, creating even more functional living space.

Combining luxury materials, cohesive designer styling, comfort, and versatility, this home delivers a truly elevated lifestyle with room to grow and adapt to every stage of living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338279
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,980.3 sq. ft.
Main Level Finished Area:	949.82 sq. ft.
Below Grade Finished Area:	743.32 sq. ft.
Acreage:	No
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2511208
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Ceramic Tile, Hardwood
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Windsor Park
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer
Inclusions:	n/A
Restrictions:	None Known
Main Floor	Entrance · 7' × 6'8" ·
Main Floor	Dining Room · 15'6" × 10'8" ·
Main Floor	Kitchen · 20'7" × 13'5" ·
Main Floor	Living Room · 17'4" × 16' ·
Main Floor	Other · 5'2" × 4'2" ·
Upper Level	Bedroom - Primary · 16' × 14' ·
Upper Level	Walk-In Closet · 8'7" × 5'11" ·
Upper Level	Laundry · 7'9" × 5'7" ·
Upper Level	Bedroom · 13'11" × 9'9" ·
Upper Level	Walk-In Closet · 4'5" × 3'9" ·

Upper Level	Bedroom · 13'2" × 9'7" ·
Upper Level	Walk-In Closet · 4'3" × 4' ·
Basement	Bedroom · 13'3" × 8'11" ·
Basement	Furnace/Utility Room · 11' × 5'4" ·
Basement	Other · 10'9" × 10'1" ·
Basement	Laundry · 9' × 3'4" ·
Basement	Game Room · 16'9" × 14'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan
Exterior Features:	Other
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, City Lot, Front Yard, Level, Low Maintenance Landscape, Paved, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/528-52-avenue-sw-calgary-a2338279/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.