720 52 Avenue SW

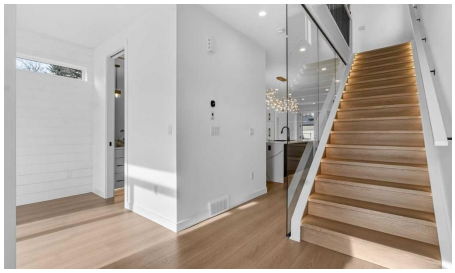
Calgary | Active | MLS® A2336281

$1,399,000









Bedrooms	Bathrooms	Year Built	Living area
6	**7**	**2026**	**2,859.77 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Synterra Realty

A closer look

ATTENTION! The seller is offering 1.99% financing (subject to conditions and approval). Don't miss this rare opportunity to own this high quality, BRAND NEW 3 Story Home complete with a Detached Carriage House Garage Secondary LEGAL Suite, located in the highly sought after community of Windsor Park. With a total of 6 bedrooms & 6 1/2 bathrooms and boasting more than 3250 sqft of fully developed livable space, this home has it all! Hard flooring throughout, NO CARPET! All closets are custom designed MDF with Black Hardware. The chefs Kitchen is complete with an upgraded DACOR appliance package w/ Insert Hoodfan, Plywood box paint grade cabinets w/ Spice Rack & Garbage/Recycling Pullout, Pot Filler, DOUBLE Waterfall Quartz Countertop Island, LED Strip & Puck Lighting, Upgraded Black Sink w/ Colander, Drying Rollout Rack and so much more. Continue to be wowed on the main floor with the 10mm Glass Feature Wall, a formal and private Living/Dining room with a Paneled feature wall and chandelier, a gorgeous Gold accent Powder room and a large Family room complete with Maple Mantle, paneled wall and Electric Fireplace. Moving up the LED lighted staircase, you will find yourself on the 2nd Level complete with 3 bedrooms (2 of which have its own Full Ensuite Bathroom). There is also a 3rd shared common 4 pc Bathroom, Linen Closet and a Beautiful Dark Toned Laundry room with Steam Dryer, Hanging Rod and Sink. From there grab hold of the contemporary handrail lit up with a LED channel strip light and head up to the 3rd level to unwind in the oversized Bonus Room with custom White Oak and Brick Veneer Wet Bar. After, head to the Master bedroom complete with two custom separate closets, Large 3rd Floor South Facing Balcony with Glass Railing and Side Privacy Walls. The Master Ensuite has in floor heating, Riobel Faucets w/ body jets, waterfall quartz countertop, 72" large soaker tub and a separate water closet for added Privacy. Head down the stairs to the basement or enter from the separate side door entrance and find the homes 5th bedroom, a large 4 pc bathroom, linen closet, Storage closet, Utility/Furnace room and a Huge Theatre / Games room. It is completed with a large custom wet bar with unique leather finished granite countertops and LED lighting. Head outside to spend time on the massive rear deck w/ BBQ gas outlet and over look the included, money making, mortgage helping, Legal Registered City of Calgary Approved Garage Suite / Carriage House. A suite that consists of 1 bedroom, 1 Bathroom/Laundry and a beautiful custom Kitchen. There is also a large private outdoor patio space, and separate Mechanical room dedicated for the Suite. The Parking Garage is oversized for those longer vehicles. With so many features, this property will not last long...Don't miss out, call your favorite Realtor today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336281
Bedrooms	6
Bathrooms	7
Year Built	2026
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	2,859.77 sq. ft.
Acreage:	No
Lot Area:	278 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Unit Exposure:	South
Levels:	Three Or More
Total Rooms Above Grade:	9
Year built:	2026 (Age: 0)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	7.0 (Full:6, Half:1)
Num Ensuite Baths:	3
Plan:	1693AF
Heating:	Central, High Efficiency, Fireplace(s), Natural Gas, Zoned
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete

New Constr.:	Yes
Construction Material:	Concrete, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Subfloor, Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Family Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Door Opener
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Electric Dryer Hookup, Laundry Room, Upper Level, Washer Hookup
City Quadrant:	Southwest
Community:	Windsor Park
Appliances:	Built-In Gas Range, Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Gas Water Heater, Humidifier, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 11'6" × 8'11" ·
Main Floor	Kitchen · 18'9" × 8'6" ·
Main Floor	Living Room · 17'7" × 16'11" ·
2nd Floor	Bedroom · 12'8" × 10'3" ·
2nd Floor	Bedroom · 11'6" × 9'10" ·

2nd Floor	Bedroom · 11'4" × 9'8" ·
2nd Floor	Laundry · 7'4" × 6' ·
3rd Floor	Bonus Room · 18'11" × 15'11" ·
3rd Floor	Bedroom - Primary · 11'11" × 11'8" ·
3rd Floor	Other · 9'4" × 6'4" ·
Basement	Bedroom · 11'1" × 10'6" ·
Basement	Other · 10'4" × 5'11" ·
Basement	Game Room · 16'4" × 15'9" ·
Basement	Furnace/Utility Room · 7'9" × 6'8" ·
Suite	Bedroom · 12'2" × 9'5" ·
Suite	Living Room · 8'5" × 6'8" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Chandelier, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Exterior Features:	Balcony, BBQ gas line, Lighting, Private Entrance
Patio And Porch Features:	Balcony(s), Deck, Glass Enclosed
Lot Features:	Back Lane, Gentle Sloping, Interior Lot, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/720-52-avenue-sw-calgary-a2336281/

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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.