

# \$2,799,900 - 2012 57 Avenue Sw, Calgary

MLS® #A2224396

**\$2,799,900**

5 Bedroom, 5.00 Bathroom, 3,615 sqft

Residential on 0.14 Acres

North Glenmore Park, Calgary, Alberta

Nestled in the prestigious community of North Glenmore Park, this masterfully designed French Parisian-inspired residence by Bright Custom Homes offers over 5,100 sq ft of exquisitely finished living space across three levels. Set on a full-size lot, this 5 bedroom, 5 bathroom estate blends classical charm with modern sophistication, curated in collaboration with Aly Velji Designs. The main level welcomes you with grand proportions, 10' ceilings, extensive millwork, and herringbone patterned hardwood flooring. The chef's kitchen features a curved Venetian plaster hood, Sub-Zero and Wolf appliances, custom cabinetry, natural quartzite, and intricate crown detailing. A fully equipped large butler's pantry with vertical storage, and integrated prep space connects directly to the formal dining room adorned in custom wall panel moulding and natural light, ideal for hosting. The open concept living room offers coffered ceilings, a gas fireplace, and built-ins, while the adjacent dining nook opens to both a covered rear deck and an open air deck for year round entertaining. A beautifully appointed mudroom features Saltillo tile with black inserts, full-height custom cabinetry, a floating shelf, and a built-in bench. Near the foyer, a front facing office provides a quiet workspace with custom panel moulding, warm white millwork, and matching herringbone hardwood, the entire office in colour-drenching moment enclosed by glass paneled French doors. Heading upstairs from the curved



staircase with curved drywall. Upstairs, the high tray ceiling primary suite includes a walk-in closet with reeded millwork and a luxurious ensuite with natural quartzite, double vanity, makeup desk, heated floors, and a curved steam shower. Three secondary bedrooms, two sharing a Jack & Jill bath and one with its own ensuite, are finished with elevated tile selections, polished chrome Delta hardware, and designer wall treatments. The upper level also includes a generous laundry room with built-ins and quartz surfaces, linen storage, and access to a private balcony. The fully developed basement features in-floor radiant heating, a spacious rec room, white oak bar with island, gym area, and a rough-in for a golf simulator ready for a full swing enclosure and projection system. A fifth bedroom and full bathroom complete the lower level. The home includes A/C, in-floor heat, dual hot water tanks (including one for radiant heating), smart thermostats, and full mechanical rough-ins for automation, security, speakers, and motorized blinds. Exterior highlights include triple-pane windows, acrylic stucco with stone veneer, and a fully insulated garage with drywall and EV charging rough-in. With its refined layout, elevated craftsmanship, and architectural character, this residence is a rare opportunity in one of Calgary's most sought-after inner-city neighborhoods. Buyer's will have the opportunity to work with the interior designer and make changes to the selections. Call today to book your private tour!

Built in 2025

**Essential Information**

MLS® #	A2224396
Price	\$2,799,900
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,615
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2012 57 Avenue Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1M9

### Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Bar, Built-in Features, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Washer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	46
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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