

722 53 Avenue SW
Calgary, Alberta

MLS # A2270831



\$825,000

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,794 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Open Floorplan, See Remarks, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Wired for Sound		

Inclusions: Basement TV, Basement Sound System Components

Welcome to this beautifully finished semi-detached home in the desirable community of Windsor Park. You are welcomed by a functional entryway with a large front closet, creating an organized and practical space. The main floor features hardwood flooring, a well-maintained interior, and a spacious, open floor plan that is perfect for everyday living and entertaining. The recently updated kitchen features dual-tone cabinetry, quartz countertops, and stainless steel appliances. Recent updates add comfort and value, including air conditioning installed in 2024, new carpet on the upper level in 2024, and an on-demand hot water system added in 2023. The upper level offers three large bedrooms, each with a generous closet, as well as conveniently located laundry. The primary bedroom is an inviting retreat with vaulted ceilings, two walk-in closets, french doors to a juliet balcony allowing for fresh air and plenty of sunlight, and a large ensuite that includes a soaker tub and a glass shower. The low-maintenance backyard features a large deck built in 2024, offering an ideal space for outdoor dining, relaxation and entertaining. Storage is abundant throughout the home, with a large storage room in the basement plus additional storage available in the well-organized utility room. The fully developed basement features beautiful built-ins, an electric fireplace, and a large guest room with its own ensuite bathroom. A double detached garage provides secure parking and even more storage options. Windsor Park is known for its convenient central location, quick commuting options, and proximity to shops and restaurants in Britannia. Residents enjoy easy access to walking paths along the nearby ridge and the Elbow River pathways, making it a great community for both families and professionals.