

**432 56 Avenue SW  
Calgary, Alberta**

**MLS # A2274886**



# \$674,888

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** N/A

Welcome home to this beautifully maintained detached 2-storey, perfectly situated in the desirable Windsor Park neighbourhood. Full of warmth and curb appeal, a classic covered front porch, and hardwood floors that carry throughout the main level. Step inside to a bright and inviting living room with a cozy fireplace and a sun-filled bay window. The renovated kitchen is a true highlight, showcasing quartz countertops, white cabinetry, a stylish backsplash, and brand-new stainless steel appliances, including a Bosch dishwasher. A spacious island provides extra seating and prep space, while the large dining nook offers an ideal spot for everyday meals, surrounded by windows overlooking the backyard. Main-floor laundry is conveniently tucked away, along with a well-placed powder room near the rear entry. Upstairs, the primary suite features dual closets and a private three-piece ensuite with a tiled shower. Two additional bedrooms—both generously sized—share a full bathroom, offering flexibility for kids, guests, or a home office. The basement adds valuable living space with a comfortable multi-purpose rec room and excellent storage options, making it perfect for hobbies, a teen hangout, or a cozy family movie area. The backyard is designed for relaxing and entertaining, with dual decks that provide separate spaces for dining, lounging, and gathering around a firepit. An oversized, heated double garage with 220V power adds outstanding utility for year-round use. Additional updates include 50-year shingles on the house (2018), fresh paint throughout the entire home and new carpets throughout the home. Located just minutes from Elbow Drive, Macleod Trail, Chinook Centre, transit, schools, and parks, this home offers charm, convenience, and thoughtful upgrades in one of Calgary's most central inner-city

neighbourhoods.