

\$849,000 - 412 52 Avenue Sw, Calgary

MLS® #A2103799

\$849,000

4 Bedroom, 4.00 Bathroom, 1,714 sqft

Residential on 0.07 Acres

Windsor Park, Calgary, Alberta

This beautifully appointed detached home is centrally located in the lovely central community of Windsor Park. Within a short walking distance to Britannia Plaza shopping, top rated schools, Chinook Centre and many fabulous restaurants and coffee shops. Features include a sunny South veranda, mature Aspen trees framing the yard, a gigantic back deck, and a detached double garage. As you enter the front door, you are taken aback by the modern interior design, exceptional designer dining fixture, custom draperies, built-in dining cabinet/serving area, engineered light oak flooring, and bright space from the Southern windows allowing for streams of natural light. The kitchen features a custom-built banquette, two gorgeous glass fixtures, a center island with room for bar stools, granite countertops, stainless steel appliances, and a large patio door leading to the back outdoor entertaining and relaxation space. The upper level features three gigantic bedrooms, each with its own walk in closet and two full bathrooms. The primary ensuite features double sinks, granite countertops and a frameless glass double shower. The fully developed lower level has a guest suite with its own bathroom, a recreation/family room area and a laundry room with extra storage. This is a special "inner city" home, with a beautiful mature yard, is situated on a quiet street with easy access to all areas of the city and is only a few blocks from Windsor Park with tennis courts, skating rinks and a



community centre. The Britannia Ridge Dog park (overlooking the river) and the Elbow River/Stanley Park are also within walking distance with fabulous scenery for children and pets alike.

Built in 2009

Essential Information

MLS® #	A2103799
Price	\$849,000
Sold Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,714
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	412 52 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0A9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Sump Pump(s), Vinyl Windows,
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	Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Other, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Other
Lot Description	Back Yard, Lawn
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 25th, 2024
Date Sold	March 15th, 2024
Days on Market	50
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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