

# \$849,900 - 517 50 Avenue Sw, Calgary

MLS® #A2120534

**\$849,900**

4 Bedroom, 4.00 Bathroom, 1,969 sqft  
Residential on 0.07 Acres

Windsor Park, Calgary, Alberta

OPEN HOUSE SATURDAY/SUNDAY

2-4PM...Welcome to Windsor Park, where luxury meets functionality in this stunning home that underwent a full top-to-bottom renovation in 2021! As you step inside, the open concept design immediately captivates, accentuated by wide plank engineered hardwood floors throughout the main and 2nd floors, complimenting custom cabinetry throughout. The living area has a fantastic layout, with a chef's kitchen that boasts over \$30k in upgrades, including quartz counters, hidden drawers, heavy weighted slide pull drawers for pots and pans and mixer, pull-out storage, custom pull outs for spices, oils, pull out drawers in pantry, pull out garbage / compost, under sink drawers, tip out trays, and more. All hidden behind modern European style, two-tone matte kitchen cabinets. There are also hidden cabinets under the 6-person oversized island. A high-end Kitchen Aid appliance package includes an integrated fridge and dishwasher and 5-burner induction stove for your culinary needs. An electric fireplace adds warmth and ambiance, while an attractive staircase with glass railings leads to the upper levels, illuminated by large energy-efficient windows. Upstairs, three bedrooms, two bathrooms, and a laundry room await. The primary bedroom impresses with a spacious ensuite boasting his and her sinks, quartz countertops, a glass walk-in shower, and a stand alone soaker tub. Each bedroom boasts a large walk-in closet,



ensuring ample storage space. The lower level offers versatility with a fourth bedroom, 9' ceilings, a generous wet bar with built-in seating, and a full bathroom. Outside, a large composite deck with glass railing leads to a double detached garage that is insulated, drywalled, and painted for added convenience. Some of the major updates include a brand new shingled roof, spray and blown-in attic insulation for improved energy efficiency, and central AC installation. Other exterior enhancements include high-end composite decking with aluminum & glass railings, a raised garden bed, and perennial gardens. Custom features abound throughout, from a built-in coffee bar to in-ceiling speakers and a custom tiled fireplace. The upper floor laundry room offers convenience with hidden drying racks and laundry hampers. With 10' ceilings on the main and upper floors and 9' ceilings in the basement, this home exudes a sense of grandeur. The basement features a full-size bar with custom cabinetry and seating, perfect for entertaining. Throughout the house, CAT 5 wiring ensures connectivity, while custom lighting adds ambiance. This home is the epitome of modern luxury, offering unparalleled comfort and sophistication in every detail. Situated on a convenient street just minutes from Chinook Mall, Britannia Plaza, Sandy Beach Park, Stanley Park, downtown and more. Book your private showing today!

Built in 2016

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2120534  |
| Price      | \$849,900 |
| Sold Price | \$849,900 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,969                  |
| Acres          | 0.07                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 517 50 Avenue Sw |
| Subdivision | Windsor Park     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S 1H5          |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 2                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear |

### Interior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings                           |
| Heating           | Forced Air                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                   |
| Fireplaces        | Electric, Insert, Living Room                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                                                      |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |                                                                  |
|-----------------|------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof            | Asphalt Shingle                                                  |
| Construction    | Stone, Stucco                                                    |
| Foundation      | Poured Concrete                                                  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 8th, 2024  |
| Date Sold      | April 19th, 2024 |
| Days on Market | 11               |
| Zoning         | R-C2             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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