

\$699,900 - 417 50 Avenue Sw, Calgary

MLS® #A2155504

\$699,900

3 Bedroom, 3.00 Bathroom, 1,657 sqft
Residential on 0.07 Acres

Windsor Park, Calgary, Alberta

Welcome to an extraordinary opportunity in the highly sought after Windsor Park, where the best of inner city vibrancy meets the tranquility of suburban living. Nestled on a picturesque, tree lined street with ample additional street parking, this stunning two story attached home offers 1,657 square feet of thoughtfully designed living space in a premier location. You will be captivated by the home's exceptional curb appeal. Start your day enjoying your morning coffee on the private, covered front balcony. Inside, you'll be greeted by an abundance of natural light that fills this beautifully crafted home. The spacious & versatile front room offers endless possibilities—whether as an office, a cozy den, or a creative studio, the choice is yours. The heart of the home is the bright & inviting central living room, ideal for both cozy afternoons by the fireplace & lively evening gatherings. The fireplace, adorned with elegant stone facing & a classic wood mantle, adds a touch of warmth & sophistication. Culinary enthusiasts will appreciate the charming, well appointed kitchen, perfect for preparing your gourmet meals. The kitchen boasts an oversized island, upgraded stainless appliances, granite countertops, extra tall cabinets & a spacious corner pantry with a glass door. The adjacent dining area is open and accommodating, with plenty of room for large furniture & a full view of the main floor, perfect for entertaining guests. A discreetly placed powder room adds convenience and



privacy. This home has been meticulously maintained and thoughtfully updated with new LVP flooring on the main floor and a fresh coat of paint throughout. The furnace, A/C, and ducts have all been recently cleaned, ensuring a comfortable and healthy living environment. Venture upstairs along the sleek metal handrail to discover three generously sized bedrooms. The expansive primary bedroom is a serene retreat, featuring a relaxing ensuite and a large closet. The two secondary bedrooms share a well-appointed full bathroom, and you'll appreciate the convenience of an upper-level laundry room. The lower level is a blank canvas, ready for your personal design & creative touch. Step outside to the fully fenced, south facing backyard, where a large deck awaits your summer gatherings & barbecues. The spacious detached double garage, accessible from a paved lane, offers both convenience & security. This remarkable home comes equipped with central air conditioning, providing a cool & comfortable atmosphere year round. Located within walking distance to top rated schools like Elboya French Immersion, Windsor Park's community playground, tennis courts, skating rinks & community center, this home is perfect for active lifestyles. You'll also enjoy easy access to the boutique shops and restaurants at Britannia Plaza, the Britannia Ridge dog park overlooking the Elbow River & the convenience of being just minutes away from Chinook Mall, downtown, Stanley Park, and multiple transit options including the LRT.

Built in 2002

Essential Information

MLS® #	A2155504
Price	\$699,900
Sold Price	\$695,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,657
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	417 50 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1H4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	October 8th, 2024
Days on Market	61
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.