

\$700,000 - 714 53 Avenue Sw, Calgary

MLS® #A2160635

\$700,000

4 Bedroom, 4.00 Bathroom, 1,618 sqft

Residential on 0.07 Acres

Windsor Park, Calgary, Alberta

OPEN HOUSE Saturday Sept 21st noon-2pm. Rare opportunity in coveted Windsor Park just beyond the edge of the core where inner-city living meets suburban comfort. With 2277 sq. ft. of developed space, this well-maintained, detached two-story home has much to offer in a prime location on a lovely tree lined street! As you approach you will fall in love with its charming curb appeal and imagine yourself enjoying your morning brew on the sizeable south-facing covered front porch. As you enter the front foyer youâ€™™ll be amazed at the dedicated space for this area. The main level features cherry hardwood floors and an open-concept design with kitchen, dining and living room spaces adjacent. This is an ideal setup for entertaining guests and gatherings and equally convenient for every day living. Relax in the spacious living room with a cozy gas fireplace, perfect for unwinding after a long day. There are windows on all sides of the home, which enables sun to shine in at all times of the day. A well-placed half-bathroom completes this level. On the upper level of the home, you will discover two secondary bedrooms, a full bathroom, and a convenient laundry room space. The highlight of the upper level is the expansive primary bedroom retreat boasting a vaulted ceiling, a generous walk-in closet and a full ensuite with jetted tub a stand-up shower. On the fully finished lower level of the home you have a large 4th bedroom with adjacent bathroom with steam shower, perfect for privacy for visiting guests.



The bonus room completes the lower level and has plenty of space to use as a kids play area, theatre room or gym space. Not to be forgotten is the backyard retreat featuring a wonderful 2-tiered deck covering most of the yard. This deck has been freshly painted and with gas line hookup is perfect for large BBQs and outdoor gatherings. Down a few steps and you'll reach the double detached garage backing onto a paved back alley. Windsor Park is a fantastic and safe community within walking distance of top schools, including Elboya French Immersion, Windsor Park Community Centre and playground with tennis courts and ball diamond. You are also within steps or bike ride from the shops and restaurants of Britannia Plaza, Chinook Centre, Britannia Slopes and Riverdale off-leash dog parks, Sandy Beach, Elbow River, Stanley Park, half a block from city-wide bus service, and minutes drive to Elbow Drive, Glenmore Trail and to the downtown core! Don't miss this opportunity to experience the best of urban living close to a multitude of amenities. Book your showing and make this Windsor Park sanctuary yours!

Built in 1996

Essential Information

MLS® #	A2160635
Price	\$700,000
Sold Price	\$690,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,618
Acres	0.07
Year Built	1996

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	714 53 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0C3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Central Vacuum, No Animal Home, Pantry, Storage, Walk-In Closet(s), Jetted Tub, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
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Date Sold	October 4th, 2024
Days on Market	29
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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