

\$719,900 - 711 50 Avenue Sw, Calgary

MLS® #A2161570

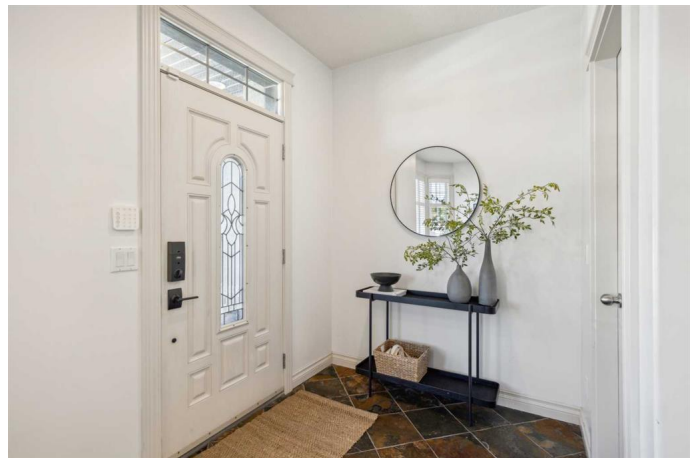
\$719,900

3 Bedroom, 4.00 Bathroom, 1,856 sqft

Residential on 0.07 Acres

Windsor Park, Calgary, Alberta

****Open House Friday, Sept 6th from 4-6 pm****
INNER CITY GEM - 3 BEDS, 4 BATHS, OVER 2600+ SQ FT OF LIVING SPACE, A DOUBLE DETACHED GARAGE, AND A PRIME LOCATION WALKING DISTANCE TO SHOPS & JUST AN 8-MINUTE DRIVE TO THE DOWNTOWN CORE! Welcome to 711 50 Ave SW, a thoughtfully designed semi-detached home in the heart of Windsor Park, where style meets function. As you step inside, you're greeted by slate-tiled floors and a spacious walk-in closet, leading you into the heart of the home – a gourmet kitchen that is truly a chef's dream. It boasts custom maple cabinetry with crown moldings, under-cabinet lighting, granite countertops, a large walk-in pantry, and stainless steel appliances. The adjacent front dining area is bathed in natural light, providing an ideal setting for family gatherings. Flowing seamlessly from the kitchen, the expansive living room invites relaxation with its cozy corner gas fireplace, featuring a slate face and oak mantle. This space opens up to a sizable deck, perfect for outdoor entertaining, and overlooks a low-maintenance south-facing backyard with mature trees, a stone patio, and turf grass. The beautifully crafted oak and wrought iron staircase leads to the upper level, where the luxurious primary suite awaits, complete with vaulted ceilings, plantation-style shutters, and a walk-in closet. The stunning 5-piece ensuite is equipped with dual sinks, a soaker tub, and a tiled shower. Two additional generously



sized bedrooms, a 4-piece bathroom, and a convenient second-floor laundry room complete the upper level. The fully developed basement offers endless possibilities with its expansive rec room featuring 9'™ ceilings and laminate flooring – ideal for a home theater, gym, or playroom. The double detached garage, complete with a 200 sq. ft. storage space in the attic, ensures ample room for all your belongings. One of the best features of this home is its unbeatable location; just steps away from the vibrant Britannia Shopping Plaza, home to cafes, restaurants, and specialty shops. With community tennis courts, Sandy Beach Park, Stanley Park, Chinook Centre nearby, and only 8 minutes to downtown, this location truly has it all. Don't miss out – book your private viewing today!

Built in 2006

Essential Information

MLS® #	A2161570
Price	\$719,900
Sold Price	\$737,500
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,856
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	711 50 Avenue Sw
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Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1H7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 11th, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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