



GRASSROOTS
REALTY GROUP

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721 52 Avenue SW
Calgary, Alberta

MLS # A2232793



\$885,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,718 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to an absolutely stunning two-storey home by John Haddon Design, located in the highly desirable community of Windsor Park. This beautifully updated property features 9-foot ceilings throughout the main level, creating a bright and airy living space. The kitchen was refreshed in 2024 with elegant new cabinetry, a modern stainless steel refrigerator. Gas stove, and a spacious island—perfect for cooking and entertaining! Upstairs, you’ll find three generous sized bedrooms, each with its own walk-in closet, and a convenient upper-level laundry room. The fully finished basement includes a family room with a cozy gas fireplace, as well as a dedicated storage room that can easily be converted into a fourth bedroom with an ensuite bathroom. Additional main level upgrades include, renovated parquet flooring (pink oak), granite countertops, a new backsplash, and fresh paint. There is also a newer roof (2019). Enjoy outdoor living on the large south-facing deck, which has been freshly painted - ideal for summer gatherings. Front porch was also freshly painted. Located just steps from Britannia Shopping Centre, Sunterra Market, Chinook Centre, and other amenities. For dog lovers, there’s a nearby off-leash dog park perfect for your furry friends. Close to Elboya School (gr 4-9), which is English and French Immersion. This home truly has it all—style, comfort, and an unbeatable location. Don’t miss this incredible opportunity!