



GRASSROOTS
REALTY GROUP

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647 53 Avenue SW
Calgary, Alberta

MLS # A2234602



\$782,900

Division:	Windsor Park		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,589 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Covered, Garage Door Opener, Owned, See Remarks, Single C		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 291
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Metal Siding , Mixed, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

THERE'S A REASON THE INNER CITY RARELY SEES NEW INFILL TOWNHOMES LIKE THIS HIT THE MARKET—AND WHEN THEY DO, THEY DON'T SIT FOR LONG. Located in the heart of Windsor Park, one of Calgary's most quietly coveted and established neighbourhoods, this boutique development is perfectly positioned across from the community playground and greenspace. Just a few blocks away, the entrance to the Calgary Golf & Country Club also marks the start of the scenic river pathway network. This pocket of the city offers that rare kind of lifestyle balance real estate dreams are made of: WALKABLE STREETS, TIMELESS CHARM, a downtown commute that barely registers on your podcast, and everything else you actually want—boutique shops, bakeries, markets, and the kind of restaurants you spontaneously say YES to. This END-UNIT, THREE-STOREY LUXURY TOWNHOME was built for those who appreciate exceptional design and know exactly where they want to be. From the moment you arrive, THE ARCHITECTURE FEELS ELEVATED—crisp, contemporary lines meet warm, enduring materials. And inside? LIGHT POURS IN from multiple directions, bouncing off 9' ceilings, quartz surfaces, and wide-plank flooring that feels equal parts sophisticated and durable. The main floor flows effortlessly, with A KITCHEN MADE FOR HOSTING (full-height cabinetry, quartz counters, and plenty of storage) and living spaces that connect seamlessly to both a FRONT DECK AND REAR PATIO—ideal for morning coffee or evening wine. Upstairs, two generous bedrooms each feature large walk-in closets, while a stylish main bath and convenient laundry room keep life streamlined. But it's the top floor that makes a statement. THE ENTIRE LEVEL IS YOUR PRIVATE RETREAT,

complete with a LOFTED FLEX SPACE, SUBSTANTIAL WALK-IN CLOSET, A SERENE BALCONY, and an ensuite that rivals most custom builds—double sinks, built-in shelving, and a tile and glass shower you won't want to leave. Need more space? The full basement is ready for your vision—home gym, guest area, wine cellar, you name it. And the DETACHED SINGLE GARAGE (included on title) is private, secure, and EV-ready with 220V rough-in and extra room for bikes, skis, or golf clubs. This isn't just a beautiful home—it's a smart move. You're minutes from Chinook Centre, Britannia Plaza, the Elbow River, and some of Calgary's best restaurants and shops. Whether you're a professional craving a shorter commute, a downsizer staying close to the action, or a move-up buyer ready for your next level—THIS ONE CHECKS EVERY BOX. Curious? You should be. Schedule a viewing—you'll be glad you did.