



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

417 53 Avenue SW
Calgary, Alberta

MLS # A2265132



\$799,900

Division:	Windsor Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,741 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Open House - Saturday, October 18, 12:00pm - 2:00pm. On a quiet Windsor Park street, this tailored two-storey family home blends modern functionality with an edited, elevated finish—and lovely curb appeal to match. A lovely front yard frames the covered front porch—the perfect perch to sip a morning coffee and watch the world go by. The front entrance opens with maple hardwood and 9-ft ceilings and leads into a front living/flex room that sets up beautifully as a private office or reading nook, while a discreet side entry opens to a super-functional mudroom, keeping coats, strollers, and groceries out of sight. The kitchen is intentionally designed: a stainless-steel gas range with a designer hood fan, upgraded cabinetry, and a raised peninsula for quick breakfasts and extra prep. It opens to a dedicated dining area and a comfortable family room anchored by a gas fireplace and garden-facing windows—light, connection, and easy flow to the south-facing backyard, a true extension of the home. Thoughtfully landscaped with perennials and mature greenery, it offers both privacy and ease of care. A sunny upper deck flows onto the concrete patio, setting the stage for alfresco dinners, summer barbecues, and evening gatherings that linger under the stars. Upstairs, the primary suite feels quietly luxe with vaulted ceilings, a custom walk-in closet, and an ensuite with a double vanity and a glass walk-in shower. Two additional bedrooms are serviced by a stylish full bath, offering flexible spaces for guests, kids, or a second office. Downstairs, the unfinished basement is a valuable bonus—excellent storage today, or bring your vision and design a future rec room, gym, or guest space to suit your needs. Some of the notable update include: new vanity mirror and bathroom light fixtures (2025); freshly painted white cabinets (2025); new roof on the

house and garage with Malarkey Legacy shingles (2024); oversized Goodman A/C (2024), smart thermostat (2024), furnace fan (2024), and smart doorbell (2024); stained back deck (2023); updated various light fixtures (2021). A double garage provides secure parking and storage. From here, your everyday is wonderfully walkable: Chinook Centre, Sunterra, Britannia Plaza, Sandy Beach, Stanley Park, caf  s, and C-Train/bus routes are all close by. A polished inner-city home  refined where it matters, effortless where it counts.