

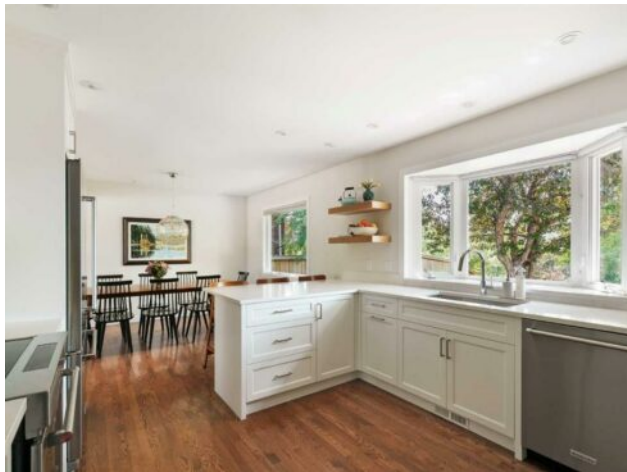


GRASSROOTS
REALTY GROUP

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1571 Windsor Street NW
Calgary, Alberta

MLS # A2272051



\$1,080,000

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,272 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Stone Counters, Storage		

Inclusions: N/A

This updated bungalow situated in St. Andrews Heights, one of Calgary's most established inner-city communities, spans a 6,049 sqft southwest lot. Inside you'll see where timeless character meets elevated modern finishes. The redesigned kitchen features a peninsula layout, quartz countertops, stainless steel appliances, a garden window, white cabinetry, glossy subway tile, and open shelving. A custom mudroom area with built-in cabinetry sits just off the kitchen. Hardwood flooring flows across the main level, leading to three well-appointed bedrooms and a renovated full bath with quartz counters, coordinated cabinetry, and a sleek tiled shower. The lower level offers a spacious, inviting rec room anchored by a tiled gas fireplace, along with a combined laundry/bathroom area for added practicality. Outside, the private yard is framed by mature trees and features a hardscaped patio ideal for relaxed outdoor living. Set on a quiet, tree-lined street, this 1,271 sq ft bungalow enjoys a premier location steps from the Foothills Medical Centre, Alberta Children's Hospital, University of Calgary, and McMahon Stadium. Residents benefit from nearby schools, such as Maria Montessori School and Briar Hill Elementary, off-leash parks, Bow River pathways, tennis and basketball courts, a skating rink, and sledding hill. With a 10-minute commute to downtown, easy access to local shops and restaurants, and a direct route to the mountains, this home offers an exceptional blend of lifestyle, convenience, and comfort.