



GRASSROOTS
REALTY GROUP

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716 55 Avenue SW
Calgary, Alberta

MLS # A2274332



\$859,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,088 sq.ft.	Age:	1953 (73 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Cement Fiber Board, Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Fridge, stove and freezer in the basement

*** OPEN HOUSE - January 4th, 2026 - 2 to 4 pm *** This is the Idyllic, Quintessential FAMILY location in Windsor Park where the trees touch overhead and in demand amenities are in very close proximity! It is only two blocks to Windsor Park School and two playgrounds, and within 7 blocks to Elboya School (Grades 4-9 and French Immersion), three churches and three Daycares! Two sought after golf courses, Heritage Park, Stampede grounds, Glenmore Reservoir with a myriad of recreational activities, and the Rockyview General Hospital are just minutes away. If you are working downtown, it is only a short five-minute drive away. Why commute when you can own an Impressive Bungalow on a Large Lot with a Large double garage? Many pay more for much smaller spaces in this locale! You don't want to drive? The bus stop on Elbow Drive is a short 180 meters walk. A bicycle pathway runs through Windsor Park connecting you to the Regional Pathway system for year round entertainment and exercise. Shopping? The Chinook Mall is an eight-minute picturesque stroll away. Go west…..but not far and you find the sought after Mount Royal University! This five-bedroom home has been Lived in and Loved by the same family for over 4 decades and it shows! From the outdoor Sauna and professionally designed and built gardens and yard this unique “character” home and yard has purpose, is aesthetically pleasing and has ample on-site parking. In 2013 the owners did a major upgrade and renovation – a new Legacy built kitchen and main floor bathroom, upgraded insulation, Hardy Board siding, all new doors and windows, new shingles, HVAC, upgraded electrical panel in the home and garage! There is also a fully equipped spice kitchen in the basement. There are 2 grocery stores within a seven

block radius. Just enough NEW and just enough of THE ORIGINAL to create CHARM , ALLURE and a high livability dynamic for your FAMILY!