



GRASSROOTS
REALTY GROUP

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1, 730 56 Avenue SW
Calgary, Alberta

MLS # A2280662



\$555,000

Division:	Windsor Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,312 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	Direct Control DC(pre1P20
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: Basement Refrigerator, Electric Fireplace & Mantle in Primary Bedroom, TV Wall Mount, in Primary Bedroom Patio Privacy Screen, Storage Room Shelving, Garage Shelving

OPEN HOUSE Saturday & Sunday -- Noon-2pm Located in Windsor Park, one of Calgary's most convenient and desirable communities, this south-facing two-storey townhome is impeccably maintained and shows true pride of ownership throughout. The home has been carefully cared for and features a number of well-chosen upgrades. The bright main level features 9-foot ceilings, a sun-filled living room with east and south-facing windows, rich hardwood flooring, and a cozy inset fireplace. The open-concept layout flows effortlessly into the dining area and well-appointed kitchen—spotless, functional, and ideal for both everyday living and entertaining. New kitchen appliances were installed in 2024, including energy-efficient, smart Samsung appliances (fridge, dishwasher, and stove). The stove features an induction cooktop and a convection oven with a steam-cleaning function, while a Whirlpool microwave completes the newer appliance package. A convenient powder room adds to the functionality of the main level. Upstairs, the home offers two spacious bedrooms, each with its own 4-piece ensuite, all maintained in immaculate condition. The primary bedroom is a comfortable retreat, featuring a cozy electric fireplace and a well-appointed ensuite with a skylight, spacious vanity, large soaker tub, and separate shower. A convenient upper-level stacked washer and dryer adds everyday practicality. The recently completed basement extends the living space and includes a rec room with wet bar and refrigerator, ideal for relaxing or entertaining. A barn door provides stylish access to the utility and storage room. Additional features and upgrades include custom blinds installed in 2023, with thermal blinds in the primary bedroom and motorized blinds in the living room, central air conditioning (2023), R60 blown-in attic insulation (2024), and a smart

thermostat—all contributing to the home’s comfort, efficiency, and excellent condition. A separate side entrance off the kitchen makes bringing in groceries easy and provides convenient access to the detached garage with assigned parking. Additional street parking in front of the home is easy and convenient. Outside, the pride of ownership continues with one of the most charming and well-kept yards on the street, featuring a covered front porch and an additional patio space, ideal for enjoying summer days. Ideally located with quick transit to downtown, easy access to Glenmore Trail, walking distance to Chinook Centre, and minutes from the trendy Britannia Plaza Shopping Centre, as well as parks, schools, and everyday amenities, this beautifully maintained home is perfect for professionals or families seeking comfort, quality, and an unbeatable location.