



**722 53 Avenue SW**  
**Calgary, Alberta**

**MLS # A2297275**



**\$899,900**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,802 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Quartz Counters, See Remarks, Storage, Tankless Hot Water		

**Inclusions:** N/A

Welcome to this beautifully refreshed semi-detached home in the highly sought-after inner-city community of Windsor Park. Known for its central location and charm, Windsor Park offers an exceptional lifestyle just minutes from downtown. Enjoy being a short stroll from the shops, dining, and everyday conveniences of Britannia Plaza, as well as easy access to the scenic Britannia Ridge and Calgary's extensive pathway network. Inside, the home has been thoughtfully updated with new flooring throughout, along with a beautifully renovated kitchen and refreshed bathrooms, creating a clean and modern feel from top to bottom. The primary suite is a true standout, showcasing a stunning vaulted ceiling. Enjoy the luxury of two walk-in closets and a spacious ensuite complete with a soaker tub and separate shower. The upper level also features two additional bedrooms, a main bathroom, and convenient upper-level laundry. Outside, the low-maintenance backyard offers a great outdoor space to enjoy with minimal upkeep. Additional upgrades include on-demand hot water, air conditioning, and a new furnace. The basement is well designed for entertaining, featuring a cozy fireplace and a bar area complete with a bar fridge. This level also includes a spacious guest bedroom with its own ensuite, providing comfort and privacy for guests. Storage is a rare find in homes of this style, but this property delivers with a large, dedicated storage room and additional space in the furnace room as well as beautiful built-ins throughout the home. This is an incredible opportunity to own a move-in ready home in one of Calgary's most desirable inner-city neighbourhoods.