



GRASSROOTS
REALTY GROUP

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529 55 Avenue SW
Calgary, Alberta

MLS # A2292691



\$737,000

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,646 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, P		

Heating:	High Efficiency, Make-up Air, Natural Gas	Water:	-
Floors:	See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wood Counters		
Inclusions:	N/A		

Meticulously maintained and thoughtfully updated R-2000 energy-efficient infill located on a quiet tree lined street in Windsor Park is perfectly positioned, directly across from a green space and school. This immaculate 1,645 sq. ft., 4-bedroom home built by McVean Construction, known for quality and attention to detail, offers a bright and functional layout with south exposure and an abundance of natural light. The entire home features luxury vinyl plank flooring. The spacious kitchen with quartz countertops, central island, and generous dining area, features large south windows overlooking the backyard. Updated laundry, with new washer and dryer, and a 2-piece bath round out the main level. Upstairs has three bedrooms, with the primary having an ensuite, walk-in closet and jetted tub. The fully finished lower level offers a large bedroom with walk-in closet, a 3-piece bathroom, and a versatile recreation room or office, providing substantial additional living space. All bathrooms have been beautifully remodeled, and the home has been thoughtfully upgraded with newer PEX plumbing, on-demand hot water, and a high-efficiency furnace, adding long-term comfort and peace of mind. Enjoy the fully fenced south-facing backyard and the insulated double detached garage, ideal for 2 SUV's and additional storage. Centrally located just 10 minutes to downtown and within walking distance to Chinook Centre, the LRT, parks, schools, the Calgary Golf & Country Club, as well as the shops, cafes, and restaurants of Britannia Plaza. This home offers exceptional value, energy efficiency, and inner-city convenience.