



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

703 52 Avenue SW
Calgary, Alberta

MLS # A2299270



\$850,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,685 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Second set of washer/dryer downstairs, second downstairs fridge and second downstairs electric stove.

An exclusive and rare opportunity for a beautiful Windsor Park three bedroom two storey home featuring a one bedroom suite (illegal) in the walk-out basement for a total of four bedrooms. With 1684 sq ft of bright living space above grade, there are maple hardwood floors and maple finishes throughout the main level. A three-sided gas fireplace between the living room and dining room add to this open layout with high ceilings, and the cheerful kitchen features an island with a french door to a south deck and backyard. Main floor laundry and a 2 piece powder room are also on this level. The open staircase leading the upper level is a well designed architectural detail. Upstairs there is a spacious primary bedroom with a vaulted ceiling and a spacious 3 piece ensuite bathroom with a skylight and tile floors. The additional bedrooms feature walk-in closets, vaulted ceilings, and a 4 piece main bathroom with a skylight is adjacent to both bedrooms. There is another skylight in the upper hall over the stairwell. The walkout basement features a large living and dining area with a full kitchen, a 4 piece bathroom and a huge bedroom with two windows. A second washer and dryer are also on this level. A French door to a covered patio provides quiet and private outdoor space with low maintenance wood decking. A Double garage is attached to the neighbour's garage to provide a wider garage for parking. Note that there is in-floor heat on all levels with an upgraded boiler system in 2024 and the roof was replaced in 2019. The front yard features a covered porch and a fenced yard. Located close to the community centre and amenities, this property is also walkable to everything such a schools, parks, churches, off leash dog park, Britannia's boutique shopping plaza, the Italian Market, #3 bus on Elbow Drive, and Chinook Centre. Close to Stanley Park, Ridge

pathways by the Elbow River, golf, LRT, hospital, close proximity to downtown, and easy access in all directions from Macleod Trail and Glenmore Trail.