



645 53 Avenue SW  
Calgary, Alberta

MLS # A2300196



**\$699,900**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Single Garage Detached, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 291
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding , Mixed, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** NA

Park-facing, light-filled, and thoughtfully designed, this brand-new Windsor Park townhome captures the essence of modern inner-city living. Surrounded by mature trees and steps to nearby greenspace, the setting offers a quiet, established feel while still keeping you connected to everything the city has to offer. Positioned just minutes from Chinook Centre, Britannia Plaza, boutique shopping, local markets, and some of Calgary's best dining, the location strikes a balance between convenience and character. Coffee shops, fitness studios, the Calgary Golf and Country Club, and a quick downtown commute further elevate the lifestyle. Inside, the home spans three well-designed levels with a north to south orientation that allows natural light to move through the space from morning to evening. The main floor is both functional and refined, featuring 9 foot ceilings, wide plank flooring, and a streamlined open concept kitchen with full height cabinetry, quartz countertops, and generous storage. The living space extends seamlessly outdoors, offering both a front patio and a private, fenced south facing backyard with a deck, ideal for everyday living and entertaining. The second level includes two spacious bedrooms, each with walk in closets, along with a full bathroom and conveniently located laundry. The entire third floor is dedicated to the primary retreat, complete with a lofted den, a substantial walk in closet, and a spa inspired ensuite designed as a true escape. The unfinished basement provides flexibility for future development, whether as a guest suite, home gym, or additional living space. A detached single garage with 220V rough in for EV charging and added storage completes the home. Blending clean design, practical living, and a sought after park facing location, this is a rare opportunity to own a brand new townhome in one of Calgary's

most established inner city communities.