



GRASSROOTS
REALTY GROUP

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530 51 Avenue SW
Calgary, Alberta

MLS # A2306234

\$1,225,000



Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,939 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: N/A

Luxury infill by AJK Design & Development on a beautiful street in Windsor Park. This modern home showcases elevated design and quality craftsmanship throughout. Striking exterior with large windows, cedar accents, board and batten detailing and exposed concrete walkways. Thoughtful open-concept layout with 10' flat ceilings on the main, wide plank engineered hardwood, solid core doors and a stunning hardwood staircase with modern spindles. Main floor features a versatile flex office/closet space and custom mud room lockers off the back entrance. Designer kitchen offers a quartz waterfall island, ample cabinetry and floating shelves. Bright living room with gas fireplace, Venetian plaster, feature wall, custom built-ins and patio doors to a full-width rear deck. Upstairs, the primary retreat includes a raised ceiling, barn door, spa-inspired en-suite and a spacious walk-in closet with custom built-ins. Fully finished basement with a legal 2 bedroom suite-ideal for rental income or extended family, complete with all appliances. Extras: designer black fixtures, feature walls, ceiling speakers, custom closets, rough-in for A/C & alarm. Smart home ready. Close to schools, amenities & transit.