



GRASSROOTS
REALTY GROUP

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631 55 Avenue SW
Calgary, Alberta

MLS # A2307323



\$1,230,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,535 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SAT & SUN JULY 11 & 12 1-4PMWelcome to this stunning three-storey single-family residence located in the highly sought-after community of Windsor Park, one of Calgary's most prestigious and centrally located neighbourhoods. Thoughtfully designed for modern professional families and multigenerational living, this exceptional home blends sophistication, comfort, and functionality. The main living levels feature four spacious bedrooms above grade, including two luxurious primary suites, each complete with beautifully appointed ensuite bathrooms—ideal for growing families or live-in guests. In total, the home offers five bedrooms, four full bathrooms, and one half bath, providing exceptional space and flexibility. The fully developed basement is an entertainer's dream, showcasing a media and recreation area with a wet bar, perfect for a home theatre, games room, or family gathering space. A generously sized bedroom and full bathroom complete this level, making it ideal for guests or extended family. A rare and valuable feature, the private in-home elevator offers effortless access to all floors—an ideal convenience for busy families and a perfect solution for senior family members or long-term aging in place. Step outside and enjoy two private balconies, offering peaceful outdoor retreats for morning coffee or evening relaxation. Located just minutes from Chinook Centre, residents enjoy unparalleled access to premier shopping, dining, and everyday conveniences. Windsor Park is surrounded by an eclectic mix of modern and rustic restaurants, cafes, and bars, and offers seamless connectivity with McLeod Trail, Glenmore Trail, and major transit routes, making commuting anywhere in the city effortless. This is a rare opportunity to own a luxury family home in one of Calgary's most desirable inner-city

communities—where elegance, accessibility, and lifestyle come together beautifully.