



536 53 Avenue SW
Calgary, Alberta

MLS # A2321773



\$875,000

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,810 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	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, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s)

Inclusions: None

WINDSOR PARK FAMILY INFILL | 4 BEDROOMS | 3.5 BATHROOMS | 2,690+ SQFT | INCREDIBLE LAYOUT | 9 FT CEILINGS | A/C | BIG SUNNY BACKYARD | DOUBLE GARAGE | BEAUTIFUL LANDSCAPING | MATURE TREES | STEPS TO THE PARK & TENNIS COURTS | INNER CITY LIVING AT ITS FINEST | ***UNDER \$900,000 & MOVE-IN READY **Just in time for summer... Tucked on a quiet tree-lined street in one of Calgary's most exciting and fast-rising inner-city communities, this Rock Creek-built infill delivers over 2,690 sq.ft. of thoughtfully developed living across three levels. The main floor opens with rich walnut hardwood, soaring 9-ft ceilings, a flexible office/dining room and powder room, flowing seamlessly through to the living area and out to your sunny private backyard — complete with natural gas BBQ hookup and phantom screens. The kitchen is timeless — granite countertops, herringbone subway tile, gas cooktop, walk-in pantry, wine cooler, and new dishwasher and microwave. Upstairs, a skylight brightens the hallway leading to three generous bedrooms, upper-floor laundry, and a primary retreat complete with spa-inspired ensuite, walk-in closet with custom built-ins, and a stunning barn door detail. The fully developed basement offers a second gas fireplace, spacious family room, full bath, and a private fourth bedroom. Upgrades throughout include a new roof including garage (2025), A/C, 75-gal hot water tank, water softener, new washer/dryer (2024), insulated and drywalled garage, upgraded party wall sound barrier, automated irrigation, garden box, shed, sump pump, keypad entry, and whole-home audio pre-wiring on all three levels. Windsor Park — steps to the park, tennis courts, 4th Street, and 17th Ave. Inner city living at its finest.