

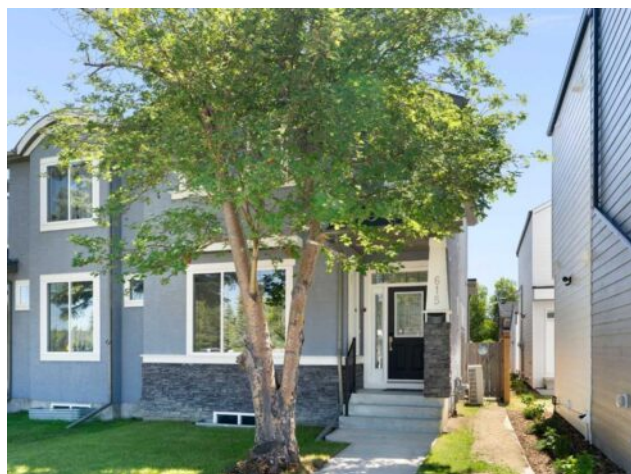


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

615 50 Avenue SW
Calgary, Alberta

MLS # A2327323



\$815,000

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,966 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Alarm Hardware As-Is, Lawnmower, Leaf Blower, Weed Whipper, Nest Thermostat

Welcome to this perfect inner-city home in the highly desirable community of Windsor Park, offering 1,966 square feet of beautifully developed above-grade living space. Situated in an unbeatable location, this stunning side-by-side semi-detached property is just steps away from excellent schools, Elbow River Pathways, parks, golfing, transit, and Britannia Plaza (Lina's Italian Market, Native Tongues, Village Ice Cream, Monogram Coffee, Sunterra Market & more). The bright and open main floor welcomes you with soaring 9-foot ceilings and gorgeous hardwood and tile flooring throughout. A front den offers the perfect space for a quiet home office or reading nook. Move through to the spacious living room, featuring a cozy gas fireplace flanked by elegant built-in shelving, pot lighting, and large windows that flood the space with natural light. The kitchen is beautifully appointed with sleek cabinetry, an expansive island with premium granite countertops, a corner pantry, and stainless-steel appliances, including a refrigerator ice line (not currently hooked up). Adjacent to the kitchen, a sunny dining area provides access out to the fully fenced, south-facing backyard, complete with a concrete patio and raised garden beds perfect for summer enjoyment. An elegant staircase with a stainless-steel handrail leads to the thoughtfully designed upper level. The generous primary suite acts as a private oasis, boasting vaulted ceilings, a ceiling fan, a massive south-facing window, dual walk-in closets, and an attached five-piece ensuite bath complete with a double granite vanity, an oversized jet tub, and a separate shower. This level is completed by two additional well-sized bedrooms, a central four-piece bathroom, a dedicated laundry room with a premium Samsung washer and dryer, and a built-in granite desk unit that provides a fantastic secondary workspace. The full, unfinished

basement offers massive potential to customize your dream layout, with high ceilings, an existing bathroom rough-in and plenty of empty storage space. Notable mechanical upgrades include central air conditioning, a Carrier furnace that has been meticulously serviced yearly, and a hot water tank replaced in 2021. Completing this exceptional property is a detached double garage featuring professional epoxy flooring and a premium sliding shelf system, with lawn care equipment optionally included. Don't miss your chance to own this Windsor Park gem.