



GRASSROOTS
REALTY GROUP

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735 53 Avenue SW
Calgary, Alberta

MLS # A2327614



\$699,900

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	998 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	See Remarks, Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

An incredible opportunity awaits in this turnkey reimagined home, if you are looking for a home that is unique in the best possible way, its here! Inspired by timeless mid-century design, this beautifully renovated semi-detached home blends clean architectural lines, warm natural textures and thoughtfully curated finishes into a space that feels both sophisticated and effortlessly livable. Vaulted beamed ceilings, an expansive front window and a wood-burning fireplace create an unforgettable first impression, while every room has been carefully designed with style and function in mind. Offering 3 bedrooms and 2 bathrooms plus nearly 2,000 sq. ft of beautifully developed living space, the open-concept main floor is filled with natural light and features wide-plank flooring, designer lighting, and a stunning kitchen with waterfall countertops, marble backsplash, stainless steel appliances and a large island which overlooking the spacious dining area that is sun soaked by the skylight above. Entertaining in this home is perfect, as the thoughtful flow allows you to host effortlessly. Guests will enjoy the nod to a palms springs vibe in the 4-piece bath and just up a few stairs there are two bedrooms which complete the main level. The fully developed lower level was rebuilt to allow functionality and proper allocation of the space which creates versatility with a family room featuring custom built-in cabinetry and a wet bar, and the perfect space to unwind or entertain. The private primary retreat includes custom separate walk-in closets, while the spa-inspired bathroom features double vanities and an oversized steam shower. A full laundry room and dedicated storage room complete the lower level. Outside, enjoy Calgary's beautiful summers with multiple private patio spaces create an inviting extension of the home, surrounded by mature landscaping that offers both privacy and

atmosphere. This home has been extensively renovated throughout with no expense spared some upgrades include new lux windows, freshly painted exterior and Hardie Board siding, new kitchen, bathrooms, flooring, lighting, interior and exterior doors, appliances, custom window coverings, central air conditioning, a new hot water tank (2025), new furnace motor (2026), high end commercial roof (2018), gas line for your BBQ and an insulated, heated garage. Windsor Park, one of Calgary's most sought-after inner-city communities, you'll love the walkable lifestyle. It's just a quick stroll to Britannia Plaza, Chinook Centre, Transit and quick access to downtown, golf courses, parks and river pathways. With exciting redevelopment continuing throughout the neighbourhood, Windsor Park remains one of Calgary's most desirable inner-city places to call home.