



GRASSROOTS
REALTY GROUP

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643 53 Avenue SW
Calgary, Alberta

MLS # A2330429



\$688,000

Division:	Windsor Park		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,501 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Single Garage Detached, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 291
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Metal Siding , Mixed, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	NA		

HUGE offer from the seller who will offer a -1.99% buy down for qualified buyers or a Basement development or for First time home buyers they will take the GST off the price if the buyer qualifies (5% savings) on these few remaining units and agreeable offers - Park-facing, light-filled, and thoughtfully designed, this brand-new Windsor Park townhome offers modern inner-city living with private outdoor space and everyday convenience. Set in one of Calgary's most established neighbourhoods, it places greenspace, tree-lined streets, and access to the river pathway network just minutes from your door. Minutes from Chinook Centre, Britannia Plaza, boutique shopping, local markets, and some of Calgary's best dining, this location delivers both convenience and charm. Coffee shops, fitness studios, the Calgary Golf & Country Club, and an easy downtown commute complete the picture. Spanning three thoughtfully designed levels with a north-to-south orientation, the home is flooded with natural light from morning to evening. The main floor impresses with 9' ceilings, wide-plank flooring, and a sleek open-concept kitchen featuring full-height cabinetry, quartz countertops throughout, and ample storage. Indoor living flows effortlessly outdoors to either your front patio or private, fenced south-facing backyard deck and yard—ideal for quiet mornings or evening entertaining. The second level offers two generously sized bedrooms, each with walk-in closets, along with a full bathroom and conveniently located laundry. The entire third floor is dedicated to your private primary retreat—an elevated escape complete with a lofted den, substantial walk-in closet, and a spa-inspired ensuite designed for relaxation. The unfinished basement awaits your personal vision, whether that's a guest suite, home gym, or

creative workspace. Outside, a detached single garage with 220V rough-in for EV charging and additional storage completes the offering. Blending style, function, and an unbeatable park-facing location, this is a rare opportunity to own a brand-new townhome in the heart of Calgary's inner city—perfect for those who want modern living without compromise.