



GRASSROOTS
REALTY GROUP

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723 55 Avenue SW
Calgary, Alberta

MLS # A2332465



\$570,000

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,083 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to this beautifully updated semi detached home in the heart of Windsor Park, one of Calgary's most desirable inner city communities. Offering over 2,000 sq. ft. of developed living space, this move in ready home combines tasteful updates, functional living space, and an unbeatable location just minutes from downtown. The main floor has been refreshed with new paint, new flooring, and new kitchen appliances, creating a bright, clean, and modern feel throughout. The spacious living room is filled with natural light and flows into the dining area and kitchen, making it an ideal space for everyday living and entertaining. The main level features two bedrooms, including a generous primary bedroom and a well sized second bedroom, along with a full four piece bathroom. The fully developed basement offers exceptional flexibility with a three bedroom illegal suite, providing plenty of additional living space for extended family or multi generational living. Significant mechanical updates include a newer high efficiency furnace and newer hot water tank, providing added comfort and peace of mind. Outside, you'll appreciate the detached garage, rear lane access, and a private backyard with plenty of room to relax, garden, or entertain. Windsor Park is one of Calgary's most established and sought after neighbourhoods, offering a perfect balance of quiet residential streets and exceptional convenience. You'll be just minutes from Chinook Centre, Britannia Plaza, Stanley Park, Sandy Beach, the Elbow River pathway system, golf courses, schools, public transit, and downtown Calgary, with countless restaurants, coffee shops, and local amenities nearby. Whether you're looking for a beautifully updated home in an outstanding location, extra space for a growing family, or a versatile property in one of Calgary's premier inner city communities, this home offers outstanding

value and endless potential. Don't miss your opportunity to own in one of Calgary's most desirable neighbourhoods. Book your private showing today!