



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1548 Windsor Street NW
Calgary, Alberta

MLS # A2332583



\$3,675,000

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,141 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Elevator, Open Floorplan, Pantry, Sauna, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Appliances to be confirmed during Due Diligence period.

Introducing an exceptional new luxury residence in the heart of St. Andrew's Heights by Altitude Developments, where timeless architecture, meticulous craftsmanship, and elevated design come together to create an extraordinary living experience. This stunning two-storey home showcases premium finishing selections and thoughtfully curated spaces that effortlessly balance everyday comfort with sophisticated entertaining. Designed for today's modern lifestyle, the home offers an ideal layout with four spacious bedrooms on the upper level and an additional bedroom in the fully developed lower level. Every detail has been carefully considered, from the integrated appliance package and striking tilework, to the elegant arched doorways, custom built-in millwork, generous walk-in closets, vaulted ceiling in the primary suite, and rough-in for a elevator. The home's exceptional amenities set it apart, including a spice kitchen, temperature-ready wine room, stylish wet bar, dedicated fitness area, and a private infrared sauna—offering resort-inspired living without leaving home. Whether hosting guests or enjoying a quiet evening in, every space has been designed with both function and luxury in mind. Outdoor living is equally impressive, featuring an expansive southwest-facing balcony off the dining room, perfect for soaking in the sunshine, along with a private rear patio accessible from both the kitchen and great room, creating seamless indoor-outdoor entertaining. An oversized double attached garage completes this outstanding offering. For those who require more space for additional vehicles, or desire for extra storage, there is also room to add a second garage off of the lane with a 643 SF footprint. Perfectly positioned just steps from Mackoweki Hill Greenspace and moments from Foothills Hospital, the University of Calgary, and

downtown, this coveted location also provides exceptional connectivity via Crowchild Trail and the Trans-Canada Highway. A rare opportunity to own a masterfully crafted home that delivers uncompromising quality, exceptional amenities, and an enviable inner-city lifestyle. Expected Completion Q4 2027. Advertised RMS Measurements based on existing builder plans and subject to change upon finalized product. Visit the Show Suite located nearby at 2920 Toronto Crescent NW to experience the quality of Altitude Developments builds in person.