



GRASSROOTS
REALTY GROUP

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523 55 Avenue SW
Calgary, Alberta

MLS # A2346790



\$985,000

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,980 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	High Efficiency, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Vinyl Windows, Wet Bar		

Inclusions: none

Some homes simply make everyday life feel easier. This is one of them. Set on a quiet, tree-lined street in Windsor Park with a green space directly across, this custom semi-detached home was designed with equal attention to how it looks and how it lives. The result is a home that feels polished without being precious, comfortable without sacrificing character, and remarkably well suited to both busy family life and relaxed evenings at home. The main floor has an easy, natural rhythm. A bright dining space creates a welcoming first impression, while the kitchen is the true gathering point, with a substantial quartz island, custom cabinetry, and upgraded appliances. From here, the space opens into a generous living room centred around a striking tiled gas fireplace. Large south-facing windows bring the backyard into view and fill the room with sunshine. A dedicated mudroom at the rear keeps the practical details of daily life out of sight, with built-in storage for everything from school bags to sports equipment. A thoughtfully finished powder room adds a touch of convenience and style. Upstairs, the primary suite has a distinctly relaxed feel. Vaulted ceilings add volume, while a private wet bar makes slow mornings that much more enjoyable. Two walk-in closets provide excellent storage, and the ensuite is designed for unwinding, with a freestanding tub, double vanity, and glass shower in soft, understated finishes. Two additional bedrooms share a well-appointed Jack-and-Jill bathroom, while a separate laundry room keeps everything conveniently on one level. Downstairs, the home changes gears. The spacious recreation room is made for movie nights, gaming, hosting friends, or simply spreading out. A built-in media centre and another wet bar with a beverage fridge and sink make entertaining effortless. A fourth bedroom and full bathroom offer a

private space for guests or family, while generous storage keeps the less glamorous necessities tucked away. Outside, the south-facing deck and backyard are ready for long summer evenings, morning coffee, and backyard dinners. The double detached garage with rear-lane access adds ample storage and year-round convenience. Beyond the front door, Windsor Park offers an enviable inner-city lifestyle: established streets, nearby parks and pathways, excellent schools, and easy access to Chinook Centre, Britannia, local caf  s, restaurants, and markets. The Elbow River and Sandy Beach Park are close by, while Elbow Drive, Macleod Trail, and Glenmore Trail make getting across the city straightforward. A home with personality, a setting with character, and a layout that simply makes sense. Now available for your private viewing.