



GRASSROOTS
REALTY GROUP

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615 50 Avenue SW
Calgary, Alberta

MLS # A2348218



\$775,000

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,966 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Nest Thermostat, Alarm Hardware(As-Is)

Welcome to this exceptional inner-city home in the highly desirable community of Windsor Park, offering 1,966 square feet of beautifully developed above-grade living space on a landscaped, rectangular lot with back lane access. Situated in an unbeatable location, this stunning semi-detached property is just steps away from top schools, Elbow River Pathways, parks, golf, transit, and Britannia Plaza, featuring local favorites like Lina's Italian Market, Native Tongues, Village Ice Cream, Monogram Coffee, and Sunterra Market. The bright main floor features soaring nine-foot ceilings with hardwood and tile flooring throughout. A versatile front den provides the ideal quiet home office or reading nook. Moving inward, the spacious living room centers around a cozy gas fireplace flanked by elegant built-in shelving, recessed pot lighting, and large windows flooding the space with natural light. The kitchen is well-appointed with sleek cabinetry, an expansive island with premium granite countertops, a corner pantry, and stainless-steel appliances, including a refrigerator ice line. Adjacent to the kitchen, a sunny dining area leads out to the fully fenced, south-facing backyard, complete with a concrete patio and raised garden beds. An elegant staircase with a stainless-steel handrail leads to the upper level. The generous primary suite acts as a private retreat, featuring vaulted ceilings, a ceiling fan, a massive south-facing window, dual walk-in closets, and a five-piece ensuite bath with a double granite vanity, oversized jet tub, and separate shower. Two additional well-sized bedrooms, a central four-piece bathroom, a dedicated laundry room with a premium Samsung washer and dryer, and a built-in granite desk unit complete this level. The full basement provides an additional 905 square feet of functional storage and future living potential, featuring high ceilings and an existing

bathroom rough-in. Key mechanical features include central air conditioning, a meticulously serviced Carrier furnace, and a hot water tank replaced in 2021. Completing the home is a detached double garage equipped with professional epoxy flooring and a premium sliding shelf system. Don't miss your chance to own this Windsor Park gem.