

506 54 Avenue SW  
Calgary, Alberta

MLS # A2259046

**\$929,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Windsor Park                          |               |                   |
| <b>Type:</b>     | Residential/Duplex                    |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side       |               |                   |
| <b>Size:</b>     | 2,237 sq.ft.                          | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 5                                     | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Underground Sprinklers     |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |

**Features:** Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** TV's and brackets in ensuite bathroom and loft. TV brackets in basement, main floor living room, and primary bedroom. Sound system in utility room.

Set in Calgary's central Windsor Park, this three-storey semi-detached home offers space, flexibility, and a design that works as well for entertaining as it does for everyday life. It combines solid construction with modern finishes and thoughtful details throughout. With over 3000 sqft of developed living space, the main floor is anchored by an open, flowing space where the kitchen, dining, and living areas connect naturally. At the front, a wall of built-ins frames the gas fireplace, giving the living room a defined yet inviting feel. The kitchen pairs clean-lined cabinetry with quartz surfaces, a gas stove, dual beverage/wine fridges, and a walk-in pantry. Just off the back entrance, a tiled mudroom with custom cabinets keeps the busy parts of life tucked out of sight. Upstairs, the primary bedroom offers a generous retreat with a walk-in closet and an ensuite featuring dual sinks, a soaker tub, and a separate shower. Two additional bedrooms and a full laundry room with sink round out this level. The top floor loft adds even more versatility, with its own bathroom and walk-in closet—ideal as a fifth bedroom, gym, studio, or quiet getaway. The basement is fully developed with in-floor heating, a bedroom, and a three-piece bathroom. Out front, the home makes a striking impression with excellent curb appeal. The landscaped yard is complemented by an extra-wide exposed aggregate sidewalk leading to the oversized front door, while underground sprinklers make upkeep effortless. Out back, the private yard has been designed for low-maintenance enjoyment. Finished with paving stone, a pergola with built-in lighting, and dual gas hookups, it's ready for summer evenings around a fire table and dinner on the grill. Comfort and efficiency come standard with triple-glazed windows, spray foam insulation, automatic lighting in the stairs and pantry, distributed audio

throughout as well as on the patio, central A/C, and a heated garage. With Chinook Centre, Glenmore Trail, Deerfoot Trail, and downtown all just minutes away, convenience is part of the package. This home has been exceptionally well maintained, giving you more than just a place to live, it offers peace of mind. It truly has to be seen to be appreciated, so book your showing today!