

721 52 Avenue SW
Calgary, Alberta

MLS # A2232793



\$899,000

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|-----------|------------------------|--------|-------------------|
| Division: | Windsor Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,718 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|-------------|--|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Parquet | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, No Smoking Home, Pantry | | |
| Inclusions: | N/A | | |

Welcome to an absolutely stunning two-storey home by John Haddon Design, located in the highly desirable community of Windsor Park. This beautifully updated property features 9-foot ceilings throughout the main level, creating a bright and airy living space. The kitchen was refreshed in 2024 with elegant new cabinetry, a modern stainless steel refrigerator. Gas stove, and a spacious island&mdashperfect for cooking and entertaining! Upstairs, you’ll find three generous sized bedrooms, each with its own walk-in closet, and a convenient upper-level laundry room. The fully finished basement includes a family room with a cozy gas fireplace, as well as a dedicated storage room that can easily be converted into a fourth bedroom with an ensuite bathroom. Additional main level upgrades include, renovated parquet flooring (pink oak), granite countertops, a new backsplash, and fresh paint. There is also a newer roof (2019). Enjoy outdoor living on the large south-facing deck, which has been freshly painted - ideal for summer gatherings. Front porch was also freshly painted. Located just steps from Britannia Shopping Centre, Sunterra Market, Chinook Centre, and other amenities. For dog lovers, there’s a nearby off-leash dog park perfect for your furry friends. Close to Elboya School (gr 4-9), which is English and French Immersion. This home truly has it all&mdashstyle, comfort, and an unbeatable location. Don’t miss this incredible opportunity!