

643 53 Avenue SW
Calgary, Alberta

MLS # A2251796



\$749,000

Division:	Windsor Park		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,501 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Covered, Garage Door Opener, See Remarks, Single Garage D		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 291
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Metal Siding , Mixed, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

This isn't just another townhome—it's a complete lifestyle upgrade. Modern design, low maintenance living, and your own private outdoor spaces all wrapped up in one of Calgary's most established inner-city neighbourhoods. Welcome to Windsor Park and a home situated FACING THE PARK - where treelined streets, greenspace, and the river pathway network set the tone for a connected city lifestyle. You're just minutes from Chinook Centre, Britannia Plaza, boutique shops, markets, and some of Calgary's best restaurants. Coffee shops, fitness studios, and the Calgary Golf & Country Club are all nearby, and downtown is an easy commute. Spread across three levels and designed with a NORTH TO SOUTH ORIENTATION, this home is filled with natural light morning and evening. The main floor sets the stage with 9' CEILINGS, WIDE PLANK FLOORING, and a SLEEK OPEN CONCEPT KITCHEN featuring full height cabinetry, quartz counters throughout home, and generous storage. Step seamlessly from inside to your FRONT PATIO OR PRIVATE FENCED SOUTH BACKYARD DECK AND YARD—perfect for morning coffee or evening entertaining. On the second floor, you'll find two SPACIOUS BEDROOMS BOTH WITH WALK IN CLOSETS, plus a full bathroom and laundry designed with convenience in mind. Then it's up to THE ENTIRE THIRD LEVEL—IS YOUR OWN PRIVATE MASTER OASIS. Here, a LOFTED DEN, a SUBSTANTIAL WALK IN CLOSET, and a SPA INSPIRED ENSUITE create a luxurious escape all your own. The basement is ready for your personal vision: a guest suite, home gym, or creative workspace. Outside, a detached single garage with 220V rough-in for EV charging and extra storage completes the package. With its blend of style, function,

and unbeatable location, this is a rare chance to own a BRAND-NEW TOWNHOME IN THE HEART OF CALGARY’S INNER CITY—ideal for anyone who wants modern living without compromise.