

**641 53 Avenue SW**  
**Calgary, Alberta**
**MLS # A2266316**

**\$779,100**

|                  |                                                                         |               |                  |
|------------------|-------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Windsor Park                                                            |               |                  |
| <b>Type:</b>     | Residential/Four Plex                                                   |               |                  |
| <b>Style:</b>    | Townhouse                                                               |               |                  |
| <b>Size:</b>     | 1,566 sq.ft.                                                            | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Covered, Garage Door Opener, See Remarks, Single Garage D |               |                  |
| <b>Lot Size:</b> | 0.03 Acre                                                               |               |                  |
| <b>Lot Feat:</b> | Back Lane, Interior Lot, Landscaped, Rectangular Lot                    |               |                  |

|                    |                                                                                                                           |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Humidity Control, Natural Gas                                                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                           | <b>Condo Fee:</b> | \$ 291 |
| <b>Basement:</b>   | Full                                                                                                                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Metal Siding , Mixed, Stucco, Wood Frame                                                                | <b>Zoning:</b>    | R-CG   |
| <b>Foundation:</b> | Poured Concrete                                                                                                           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                       |                   |        |

OPEN HOUSE - SUNDAY OCTOBER 26TH 2:00-4:00 - THERE'S A CERTAIN ENERGY TO WINDSOR PARK &mdash; THAT INNER-CITY BALANCE OF CHARACTER, CONVENIENCE, AND QUIET THAT ONLY COMES WITH TIME. Mature trees frame walkable streets, caf&eacute;s and shops sit a few minutes away, and downtown feels close enough to reach without losing the neighbourhood calm. It's one of those pockets where people stay for decades&mdash;and where new builds are carefully chosen, not crammed in. That's what makes this Homes by Avi townhome so special. A BOUTIQUE INFILL PROJECT in a well-loved southwest community, it blends MODERN DESIGN with the kind of craftsmanship usually reserved for custom builds. The exterior pairs CLEAN ARCHITECTURAL LINES, metal accents, and a calm, TIMELESS PALETTE that's more about proportion and material than trend. INSIDE, EVERY LEVEL FEELS DELIBERATE. The main floor connects living, dining, and kitchen in one continuous flow, with windows on two sides pulling in light from morning through late afternoon. The kitchen brings together CEILING-HEIGHT CABINETRY, a Silgranit sink, and quartz counters that balance durability with understated luxury. Subtle details&mdash;like the pantry placement, mudroom access, and tucked-away powder room&mdash;make daily life feel thought through. Upstairs, two secondary bedrooms each include a walk-in closet, and the shared four-piece bath features an OVERSIZED VANITY for real counter space. HE THIRD FLOOR IS WHERE THE VIBE SHIFTS&mdash;YOUR OWN PRIVATE RETREAT, anchored by an ensuite that pairs dual sinks with a tiled glass shower and a sense of calm that carries through to the large walk-in closet beyond. A small WINDOWED NOOK at the

end of the hall adds flexible space for work or reading&mdash;one of those touches you don't realize you needed until you have it. From the SOUTH-FACING DECK and fully fenced yard to the DETACHED SINGLE GARAGE off the rear lane, it's built for the way people actually live&mdash;not for show, but for rhythm. Even the full unfinished basement gives you room to grow without forcing the decision now. IN A NEIGHBOURHOOD THIS ESTABLISHED, MODERN HOMES RARELY FEEL THIS NATURAL. 641 53 Avenue SW fits right in&mdash;and stands quietly apart. Book your showing and see how effortlessly Windsor Park still delivers on what inner-city living is supposed to feel like.