

# \$549,500 - 400 53 Avenue Sw, Calgary

MLS® #A1150356

## \$549,500

3 Bedroom, 4.00 Bathroom, 1,553 sqft  
Residential on 0 Acres

Windsor Park, Calgary, Alberta

Gorgeous Windsor Park attached home! Situated on a corner lot and Walking distance to Windsor Park community playground with tennis courts, Schools (including Elboya French Immersion), Chinook Mall, Britannia Plaza shopping center, Riverdale Park, Sandy Beach, Stanley Park, Elbow River Pathway and of course a 10 minute commute to downtown. Offering 2,189 SF of living space, the main level showcases hardwood and tile floors throughout, living room which shares a dual-sided gas fireplace shared with the spacious dining room and a chef's kitchen with granite counters, under cabinet lighting, corner pantry and an island with a built-in table. Sliding garden doors lead you to the rear deck and backyard with expansive concrete patio area leading to the double garage. Upstairs the master retreat is sure to impress with it's own private balcony, walk-in closet and a luxurious spa-inspired ensuite featuring a large glass encased shower, deep soaker tub and dual vanities. A second bedroom with 4 piece ensuite and walk-in closet and a conveniently located laundry room complete this space. The basement is finished with a 3rd bedroom, 4 piece bathroom and a family room.

Built in 2006

## Essential Information

MLS® #	A1150356
Price	\$549,500



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,553
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	400 53 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1V 0B7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Chandelier
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Corner Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 29th, 2021
Days on Market	61
Zoning	R-C2

## Listing Details

Listing Office	Courtesy Of MAXWELL CANYON CREEK
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