

# \$1,249,000 - 517 55 Avenue Sw, Calgary

MLS® #A2231454

**\$1,249,000**

4 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.10 Acres

Windsor Park, Calgary, Alberta

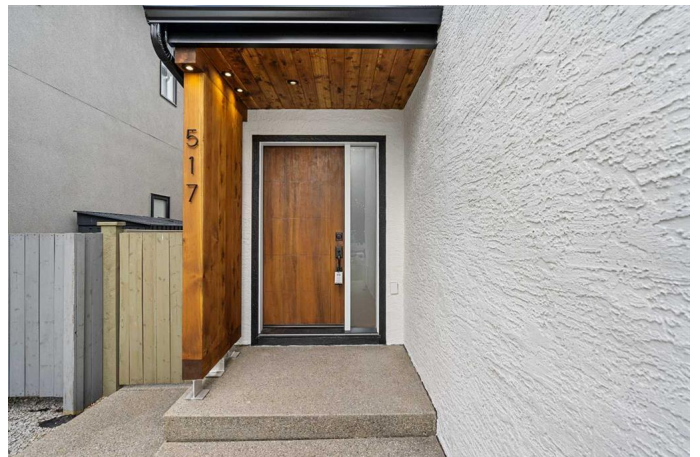
Welcome to this exceptional home offering 2,484 square feet of refined living space, perfectly situated on a generously sized, beautifully landscaped lot in the highly sought-after neighbourhood of Windsor Park.

From the moment you arrive, you'll appreciate the attention to detail, thoughtful upgrades, and rich solid mahogany finishes throughout. The main level, partially below grade, features a warm and inviting living room centred around a charming corner wood-burning fireplace, a spacious formal dining area, a gourmet kitchen with breakfast nook and in-floor heating, under cabinet lighting, convenient laundry area, and a stylish two-piece bathroom.

Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite complete with a walk-in closet (with its own laundry), and a stunning four-piece ensuite featuring a jetted tub and separate steam shower. This level also offers a full four-piece main bathroom and a cozy bonus room with a second wood-burning fireplace—perfect for relaxing evenings.

The third level adds even more living space with a versatile loft, a spacious fourth bedroom, and abundant storage options.

Step outside to your private backyard oasis, professionally landscaped and maintenance free featuring a large, covered timber-frame gazebo, artificial turf and a heated cedar



garden shedâ€”ideal for year-round enjoyment. Enjoy a vibrant front lawn, thanks to the underground sprinkler system designed for easy maintenance.

Extensive recent upgrades include:

Two nest thermostats, all-new triple-glazed Low-E windows, new eavestrough, interior and exterior paint, two new washer and dryer sets, new Hunter Douglas blinds throughout, including motorized blinds in the living room, new high-efficiency boiler heating system, new shingles, indirect hot water tank, and a stunning stone water wall.

Many of these upgrades come with transferable warranties for added peace of mind.

This home truly must be seen to be appreciated. Donâ€™t miss your opportunityâ€”schedule your private showing today!

Built in 1978

**Essential Information**

MLS® #	A2231454
Price	\$1,249,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.10
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	517 55 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0E9

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Glass Doors, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Built-in Barbecue, Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 16th, 2025
Days on Market	17
Zoning	R-CG

**Listing Details**

Listing Office                      CIR Realty

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