

524 53 Avenue SW  
Calgary, Alberta

MLS # A2217578



\$599,900

|           |                                      |        |                   |
|-----------|--------------------------------------|--------|-------------------|
| Division: | Windsor Park                         |        |                   |
| Type:     | Residential/Duplex                   |        |                   |
| Style:    | Attached-Side by Side, Bungalow      |        |                   |
| Size:     | 979 sq.ft.                           | Age:   | 1967 (58 yrs old) |
| Beds:     | 3                                    | Baths: | 2                 |
| Garage:   | Alley Access, Single Garage Detached |        |                   |
| Lot Size: | 0.07 Acre                            |        |                   |
| Lot Feat: | Back Lane, Back Yard                 |        |                   |

Heating: Forced Air

Floors: Hardwood, Laminate, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Introducing a delightful half bungalow duplex located in the highly sought-after neighborhood of Windsor Park. This character filled property offers a rare opportunity to own a unique home in one of the city's most established communities. Perfect for both homeowners and investors, this residence combines vintage charm with modern comforts. Step inside to discover a bright and welcoming living space. Large windows flood the home with natural light, highlighting the open-concept layout that effortlessly connects the living room to the dining area—ideal for everyday living and entertaining alike. Rich hardwood flooring throughout adds a touch of warmth and timeless elegance. This thoughtfully designed duplex includes three generously sized bedrooms, offering privacy and comfort for every member of the household. The main floor includes a well equipped 4 piece bathroom, while the lower level features a stylish 3 piece bath and a versatile bonus room, perfect for a media space, home office, or a cozy second living area. Outside, enjoy your own single car garage and a separate outdoor private parking spot. Enjoy all the advantages of this unbeatable location. Windsor Park offers easy access to top rated schools, lush parks, Chinook Centre, public transit, and an array of restaurants and shops. Whether you're looking to settle in a family friendly community or invest in a valuable property, this home offers flexibility and charm in equal measure. Don't miss your chance to own a home in one of Calgary's most desirable neighborhoods. Schedule your private showing today and imagine the lifestyle that awaits in Windsor Park.