



THE
A-TEAM

**RE/MAX
FIRST**

417 50 Avenue, Calgary T2S 1H4

MLS®#: **A2155504**

Area: **Windsor Park**

Listing Date: **08/08/24**

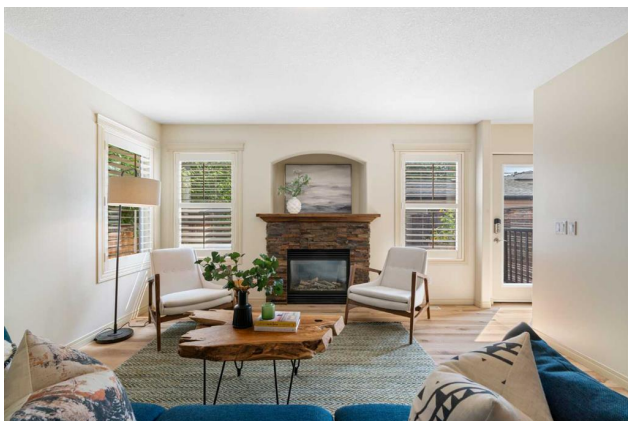
List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,657

Year Built:

2002

Low Sqft:

Ttl Sqft:

1,657

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

41

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Landscaped

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Granite Counters,Kitchen Island,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`11" x 18`1"
Kitchen	Main	16`2" x 10`4"
Foyer	Main	8`7" x 6`7"
Bedroom - Primary	Second	16`1" x 11`11"
Bedroom	Second	10`9" x 12`5"
4pc Bathroom	Second	

Room	Level	Dimensions
Dining Room	Main	15`1" x 11`1"
Den	Main	13`5" x 10`2"
2pc Bathroom	Main	
Bedroom	Second	9`9" x 13`5"
5pc Ensuite bath	Second	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

0211900

Remarks

Pub Rmks:

Welcome to an extraordinary opportunity in the highly sought after Windsor Park, where the best of inner city vibrancy meets the tranquility of suburban living. Nestled on a picturesque, tree lined street with ample additional street parking, this stunning two story attached home offers 1,657 square feet of thoughtfully designed living space in a premier location. You will be captivated by the home's exceptional curb appeal. Start your day enjoying your morning coffee on the private, covered front balcony. Inside, you'll be greeted by an abundance of natural light that fills this beautifully crafted home. The spacious & versatile front room offers endless possibilities—whether as an office, a cozy den, or a creative studio, the choice is yours. The heart of the home is the bright & inviting central living room, ideal for both cozy afternoons by the fireplace & lively evening gatherings. The fireplace, adorned with elegant stone facing & a classic wood mantle, adds a touch of warmth & sophistication. Culinary enthusiasts will appreciate the charming, well appointed kitchen, perfect for preparing your gourmet meals. The kitchen boasts an oversized island, upgraded stainless appliances, granite countertops, extra tall cabinets & a spacious corner pantry with a glass door. The adjacent dining area is open and accommodating, with plenty of room for large furniture & a full view of the main floor, perfect for entertaining guests. A discreetly placed powder room adds convenience and privacy. This home has been meticulously maintained and thoughtfully updated with new LVP flooring on the main floor and a fresh coat of paint throughout. The furnace, A/C, and ducts have all been recently cleaned, ensuring a comfortable and healthy living environment. Venture upstairs along the sleek metal handrail to discover three generously sized bedrooms. The expansive primary bedroom is a serene retreat, featuring a relaxing ensuite and a large closet. The two secondary bedrooms share a well-appointed full bathroom, and you'll appreciate the convenience of an upper-level laundry room. The lower level is a blank canvas, ready for your personal design & creative touch. Step outside to the fully fenced, south facing backyard, where a large deck awaits your summer gatherings & barbecues. The spacious detached double garage, accessible from a paved lane, offers both convenience & security. This remarkable home comes equipped with central air conditioning, providing a cool & comfortable atmosphere year round. Located within walking distance to top rated schools like Elboya French Immersion, Windsor Park's community playground, tennis courts, skating rinks & community center, this home is perfect for active lifestyles. You'll also enjoy easy access to the boutique shops and restaurants at Britannia Plaza, the Britannia Ridge dog park overlooking the Elbow River & the convenience of being just minutes away from Chinook Mall, downtown, Stanley Park, and multiple transit options including the LRT.

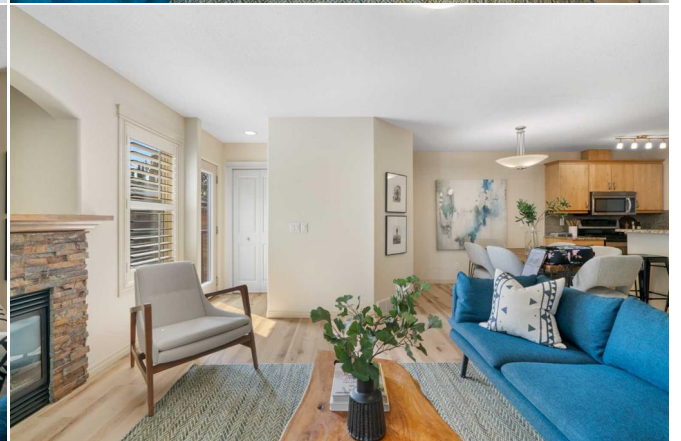
Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

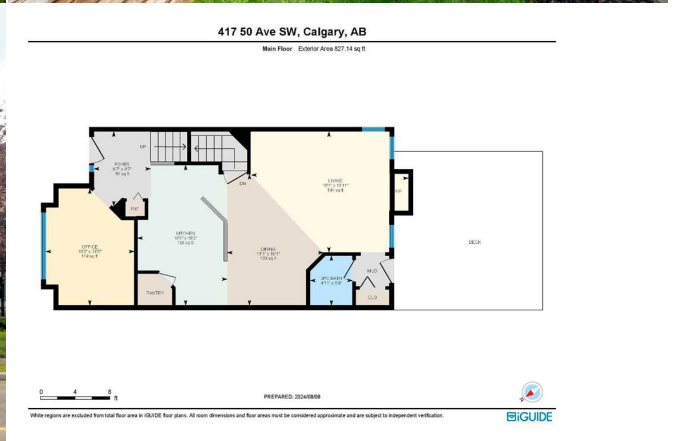
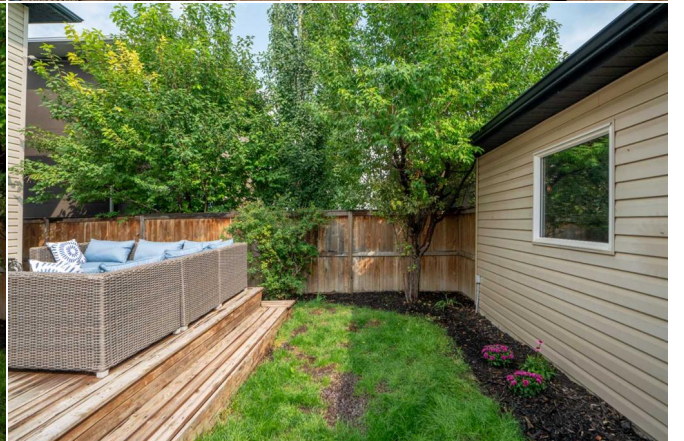












417 50 Ave SW, Calgary, AB

2nd Floor Exterior Area 850.25 sq ft



PREPARED 2024/06/09



While regions are excluded from total floor area in BIGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.