



THE
A-TEAM

**RE/MAX
FIRST**

714 53 Avenue, Calgary T2V0C3

MLS®#: **A2160635**

Area: **Windsor Park**

Listing Date: **09/05/24**

List Price: **\$700,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Finished Floor Area

Abv Sqft: **1,618**
Low Sqft:
Ttl Sqft: **1,618**

Lot Information

Lot Sz Ar: **3,003 sqft**
Lot Shape:

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Street Lighting**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Central Vacuum,Jetted Tub,Laminate Counters,No Animal Home,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`5" x 9`4"
Dining Room	Main	7`10" x 11`6"
Bedroom - Primary	Upper	11`6" x 15`11"
Bedroom	Upper	7`3" x 10`11"
Bedroom	Lower	10`2" x 14`10"
Furnace/Utility Room	Lower	6`0" x 11`3"
4pc Bathroom	Upper	

Room	Level	Dimensions
Kitchen	Main	7`8" x 17`3"
Living Room	Main	15`6" x 15`11"
Bedroom	Upper	9`5" x 12`1"
Laundry	Upper	4`11" x 5`0"
Family Room	Lower	14`0" x 14`10"
2pc Bathroom	Main	
4pc Ensuite bath	Upper	

3pc Bathroom

Lower

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

1693AF

Remarks

Pub Rmks: **OPEN HOUSE Saturday Sept 21st noon-2pm. Rare opportunity in coveted Windsor Park just beyond the edge of the core where inner-city living meets suburban comfort. With 2277 sq. ft. of developed space, this well-maintained, detached two-story home has much to offer in a prime location on a lovely tree lined street! As you approach you will fall in love with its charming curb appeal and imagine yourself enjoying your morning brew on the sizeable south-facing covered front porch. As you enter the front foyer you'll be amazed at the dedicated space for this area. The main level features cherry hardwood floors and an open-concept design with kitchen, dining and living room spaces adjacent. This is an ideal setup for entertaining guests and gatherings and equally convenient for every day living. Relax in the spacious living room with a cozy gas fireplace, perfect for unwinding after a long day. There are windows on all sides of the home, which enables sun to shine in at all times of the day. A well-placed half-bathroom completes this level. On the upper level of the home, you will discover two secondary bedrooms, a full bathroom, and a convenient laundry room space. The highlight of the upper level is the expansive primary bedroom retreat boasting a vaulted ceiling, a generous walk-in closet and a full ensuite with jetted tub a stand-up shower. On the fully finished lower level of the home you have a large 4th bedroom with adjacent bathroom with steam shower, perfect for privacy for visiting guests. The bonus room completes the lower level and has plenty of space to use as a kids play area, theatre room or gym space. Not to be forgotten is the backyard retreat featuring a wonderful 2-tiered deck covering most of the yard. This deck has been freshly painted and with gas line hookup is perfect for large BBQ's and outdoor gatherings. Down a few steps and you'll reach the double detached garage backing onto a paved back alley. Windsor Park is a fantastic and safe community within walking distance of top schools, including Elboya French Immersion, Windsor Park Community Centre and playground with tennis courts and ball diamond. You are also within steps or bike ride from the shops and restaurants of Britannia Plaza, Chinook Centre, Britannia Slopes and Riverdale off-leash dog parks, Sandy Beach, Elbow River, Stanley Park, half a block from city-wide bus service, and minutes drive to Elbow Drive, Glenmore Trail and to the downtown core! Don't miss this opportunity to experience the best of urban living close to a multitude of amenities. Book your showing and make this Windsor Park sanctuary yours!**

Inclusions:
Property Listed By:

N/A
eXp Realty

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













