



THE
A-TEAM

**RE/MAX
FIRST**

530 53 Avenue, Calgary T2V 0B9

MLS®#: **A2176285**

Area: **Windsor Park**

Listing Date: **10/31/24**

List Price: **\$619,000**

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:

979

Year Built:

1977

Low Sqft:

Ttl Sqft:

979

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

20

Layout

Beds:

4 (3 1)

Baths:

2.0 (2 0)

Style:

Bungalow,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot

Double Garage Detached,Oversized

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings

Int Feat:

No Smoking Home,Separate Entrance,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	9`0" x 13`5"
Dining Room	Main	9`11" x 9`10"
Living Room	Main	14`3" x 12`10"
4pc Bathroom	Main	
Bedroom	Lower	14`10" x 14`1"
Game Room	Lower	15`5" x 22`4"

Room	Level	Dimensions
Bedroom	Main	9`0" x 8`11"
Kitchen	Main	9`5" x 9`9"
Bedroom - Primary	Main	9`11" x 13`3"
3pc Bathroom	Lower	
Office	Lower	8`7" x 12`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1693AF

Zoning:
R-CG

Remarks

Pub Rmks:

Discover this beautifully updated bungalow in the highly desirable inner-city neighborhood of Windsor Park! Immaculate and thoughtfully designed, this home greets you with a bright and spacious living room, a sleek kitchen with modern white cabinetry and a stylish backsplash, and an informal dining area with extra built-in storage. The main floor boasts three spacious bedrooms and an updated bathroom, all enhanced by gleaming hardwood floors. The inviting lower level offers a cozy family room, a kitchenette, a bedroom with a large window, and a full bathroom, perfect for extended living space. Recent upgrades include roof shingles, stainless steel appliances, furnace, central A/C, hot water tank, and windows. The private, low-maintenance backyard is ideal for relaxation or entertaining, while the detached oversized double car garage is perfect for vehicles, workbenches, and all the projects and toys. Enjoy the prime location, close to Chinook Centre, Elbow River pathway, downtown, and Britannia shops, with two playgrounds within a block. This home truly captures the best of inner-city living at an accessible price!

Inclusions:
Property Listed By:

**Fireplace in living room, Garage Fridge, Garage Shelving
Real Broker**

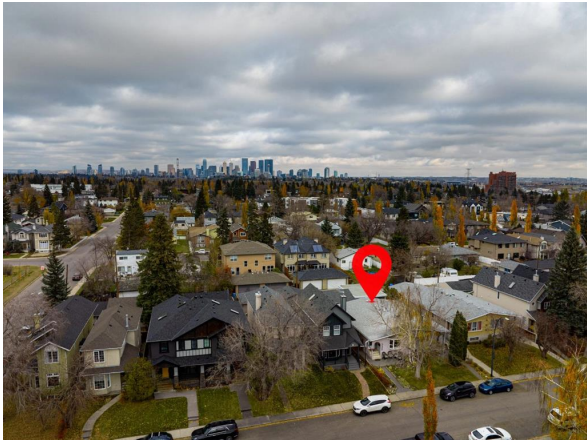
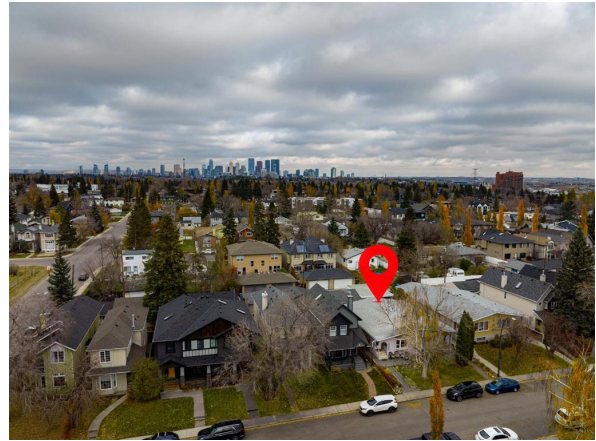
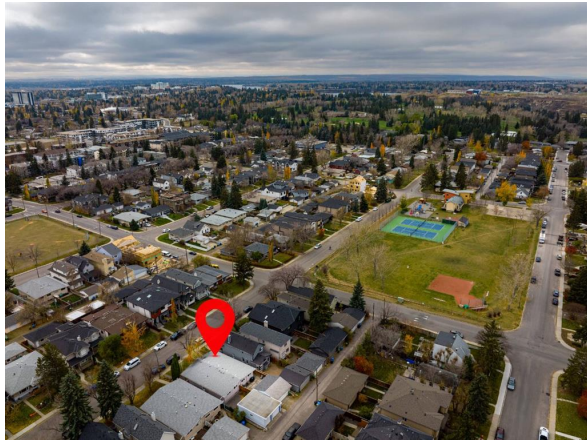
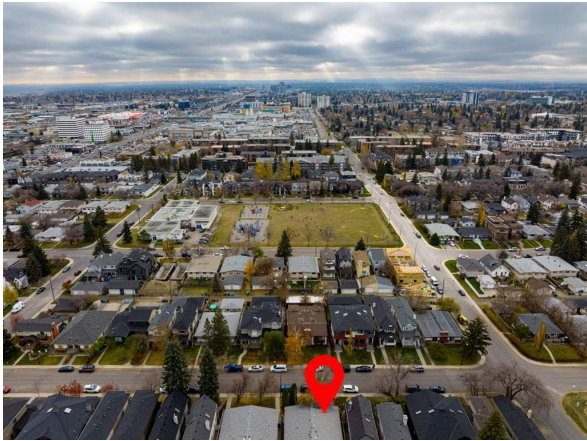
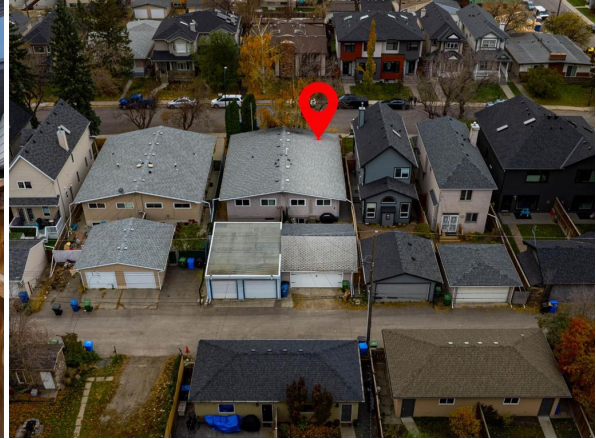
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











Main Floor Exterior Area 979.83 sq ft

Basement (Below Grade) Exterior Area 900.83 sq ft
Excluded Area 0.16 sq ft

