

**721 52 Avenue SW**  
**Calgary, Alberta**

**MLS # A2232793**



## \$899,000

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,718 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Smoking Home, Pantry		

<b>Inclusions:</b>	N/A
--------------------	-----

Welcome to an absolutely stunning two-storey home by John Haddon Design, located in the highly desirable community of Windsor Park. This beautifully updated property features 9-foot ceilings throughout the main level, creating a bright and airy living space. The kitchen was refreshed in 2024 with elegant new cabinetry, a modern stainless steel refrigerator. Gas stove, and a spacious island—perfect for cooking and entertaining! Upstairs, you’ll find three generous sized bedrooms, each with its own walk-in closet, and a convenient upper-level laundry room. The fully finished basement includes a family room with a cozy gas fireplace, as well as a dedicated storage room that can easily be converted into a fourth bedroom with an ensuite bathroom. Additional main level upgrades include, renovated parquet flooring (pink oak), granite countertops, a new backsplash, and fresh paint. There is also a newer roof (2019). Enjoy outdoor living on the large south-facing deck, which has been freshly painted - ideal for summer gatherings. Front porch was also freshly painted. Located just steps from Britannia Shopping Centre, Sunterra Market, Chinook Centre, and other amenities. For dog lovers, there’s a nearby off-leash dog park perfect for your furry friends. Close to Elboya School (gr 4-9), which is English and French Immersion. This home truly has it all—style, comfort, and an unbeatable location. Don’t miss this incredible opportunity!