

616 52 Avenue SW
Calgary, Alberta

MLS # A2300730



\$799,900

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,706 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 616 52 Avenue SW! Ideally located in popular Windsor Park, this 1700 Sq Ft SXS duplex will impress. Directly across from parks, playing fields and tennis courts. This home is in immaculate condition and shows pride of ownership. The main floor living room and dining area feature 9' ceilings with crown moldings and hardwood flooring. The spacious kitchen has white knotty pine cabinetry, glass tile back splash, granite countertops, stainless steel appliances, gas stove and an island for family gatherings. There is also a eating area with a sunny bay window overlooking the backyard. The 2 piece powder room and laundry area round out this floor. Up stairs is the massive primary bedroom that features a vaulted ceiling and windows on two walls that allows for plenty of light. The walk-in closet is absolutely huge and leads into the 5 piece ensuite with jetted tub and separate shower. The second bedroom also has a convenient 4 piece ensuite. Down stairs has two additional bedrooms, a storage room and 3 piece bath. The front and back yard have low maintenance landscaping with a double detached garage. book your showing today!