

631 51 Avenue SW
Calgary, Alberta

MLS # A2321113



\$809,888

Division:	Windsor Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,710 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE FRIDAY JUNE 26th 4:30-7:00PM Perfectly set within prestigious Windsor Park, this move-in ready home connects everyday convenience with comfortable living spaces and a PRIVATE SOUTH BACKYARD designed for easy outdoor enjoyment. A welcoming foyer creates separation from the main living areas while a versatile enclosed front flex room adapts beautifully as a home office, guest room or bedroom. Thoughtful placement keeps the powder room tucked away from the main gathering spaces for added privacy. HARDWOOD FLOORING carries through the main level where a well-appointed kitchen brings together GRANITE COUNTERS, a CENTRE ISLAND, a WALL PANTRY and plenty of room for a dining table. Natural flow encourages conversation between the dining area and family room, while a GAS FIREPLACE adds warmth and character throughout the seasons. Patio doors extend daily living outdoors, making summer entertaining and quiet evenings in the SOUTH-FACING yard equally appealing. Overhead, a SKYLIGHT brightens the upper hallway and adds natural light to the level. At the end of the day, retreat to the spacious primary suite where VAULTED CEILINGS enhance the sense of openness and an ENCLOSED WALK-IN CLOSET keeps storage neatly organized. A 4 PIECE ENSUITE features GRANITE COUNTERS, a stand-up shower and another SKYLIGHT that fills the space with daylight. Nearby, 2 additional bedrooms accommodate family, guests or hobbies, including 1 with a WALK-IN CLOSET. Convenient UPPER-LEVEL LAUNDRY helps simplify household routines, while a full 4 piece bathroom serves the secondary bedrooms. Downstairs, a generous rec room delivers valuable flexibility for movie nights, games, fitness equipment or a play area. Another bedroom, a full 4 piece bathroom and

dedicated storage areas add functionality for changing household needs. Mature landscaping surrounds the property with established gardens that create a peaceful setting without demanding extensive upkeep. Recent care includes a HOT WATER TANK replaced in 2022 and a furnace serviced in April 2026 for added peace of mind. Completing the property is a DOUBLE DETACHED GARAGE with additional room for storage and parking that leads to a PAVED BACK LANE. Enjoy a central location close to schools, neighbourhood parks, playgrounds, shopping, transit and major routes, with quick access to downtown, Chinook Centre and the amenities that make Windsor Park such an enduringly desirable community.