

**718 53 Avenue SW**  
**Calgary, Alberta**

**MLS # A2321806**



**\$865,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,662 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Storage, Wet Bar		

**Inclusions:** N/A

Beautifully updated detached home in the highly desirable community of Windsor Park! This move-in ready residence showcases a modern kitchen, stylish finishes throughout, and new windows that enhance both comfort and energy efficiency. The thoughtfully designed open-concept layout offers excellent flow for everyday living and entertaining, while a separate formal living/dining room at the front of the home provides an inviting space to relax or host guests. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a luxurious 4-piece ensuite, complemented by a second 4-piece main bathroom. The fully developed basement offers incredible additional living space, featuring an amazing recreation area highlighted by a custom-built wet bar—perfect for movie nights, entertaining, or creating your own private retreat. Ideally located close to amenities, schools, parks, and transit, this exceptional Windsor Park home offers the perfect blend of style, functionality, and location, just a short commute or bike ride downtown. The home benefits from a double detached garage and central AC, ideal for today's modern comforts. The street is currently undergoing a major facelift and will soon host beautiful modern infill detached and semi-detached homes.