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GRASSROOTS REALTY GROUP

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532 54 Avenue SW
Calgary, Alberta

MLS # A2341524



$900,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,011 sq.ft.	**Age:**	1992 (34 yrs old)
Beds:	3	**Baths:**	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Pantry, Skylight(s)		

Inclusions: n/a

Nestled opposite a serene parkscape in the highly sought-after community of Windsor Park, this 2.5-storey home redefines the urban retreat. Imagine living in a quiet playground zone with no neighbours directly across the way. Defined by crisp, newly installed grey Hardie board siding (2024) and an inviting covered front porch, the exterior profile establishes a tone of polished design. Inside, the floor plan is anchored by a striking architectural stairwell. Featuring classic white spindles, warm wood handrails, and charming accent windows, this multi-level design serves as the central spine of the home, offering dramatic vertical sightlines. The primary living spaces are bathed in natural light, courtesy of a south-facing orientation and expansive gridded windows. This inviting living area flows seamlessly into a brilliantly completely updated kitchen. It is built around a massive central island and finished with pristine white quartz countertops. It features light dove grey shaker cabinetry, ample storage (including a pantry), an elegant white herringbone subway tile backsplash, and a modern gold sputnik chandelier. The premium appliance package includes a sleek stainless steel hood fan, a built-in beverage fridge, a custom wine rack, a Miele dishwasher, and a Wolf microwave integrated into the island. This versatile kitchen is an entertainer’s paradise, perfect for hosting large gatherings or having the kids pull up a stool for after-school snacks while you prepare dinner. The upper levels prioritize both rest and versatile living. The second floor offers spacious bedrooms and a dedicated laundry room. Ascend to the rare third level to find an incredible vaulted space. Framed by striking architectural rooflines and dual octagonal windows, this sunlit sanctuary is perfectly suited as a home office or perhaps a creative studio. Climate control across these top two floors has dedicated

central air conditioning and a secondary furnace ensuring the space remains comfortable through the seasons. Descend to the lower level to find a highly engineered entertainment suite. Finished in 2008, the space was purpose-built for immersive media and private relaxation. The walls and ceiling are soundproofed with Rockwool insulation, allowing the dedicated 7.1 surround sound system to be utilized fully without disrupting the rest of the home. Baseboard-level heating registers paired with the home's primary furnace guarantee absolute thermal comfort from the floor up. Just down the hall is a versatile gym and flex room, providing the ultimate dedicated space to crush a Peloton ride, practice yoga, or set up a quiet hobby studio. Playgrounds, ice skating, schools, tennis/pickleball courts, scenic bike pathways, walking distance to the Chinook LRT, Britannia Plaza, and Elbow Drive transit with quick access to downtown, everything you need to “live local”. This beautifully updated address offers effortless, elevated city living. Book your in-person showing today!

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