

# \$1,249,000 - 517 55 Avenue Sw, Calgary

MLS® #A2231454

**\$1,249,000**

4 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.10 Acres

Windsor Park, Calgary, Alberta

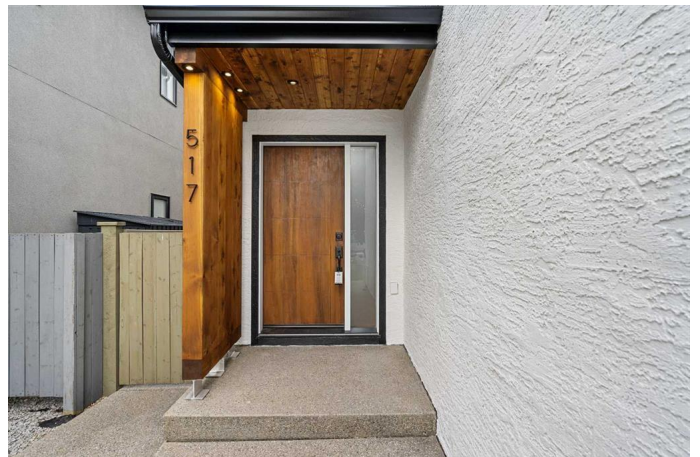
Welcome to this exceptional home offering 2,484 square feet of refined living space, perfectly situated on a generously sized, beautifully landscaped lot in the highly sought-after neighbourhood of Windsor Park.

From the moment you arrive, you'll appreciate the attention to detail, thoughtful upgrades, and rich solid mahogany finishes throughout. The main level, partially below grade, features a warm and inviting living room centred around a charming corner wood-burning fireplace, a spacious formal dining area, a gourmet kitchen with breakfast nook and in-floor heating, under cabinet lighting, convenient laundry area, and a stylish two-piece bathroom.

Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite complete with a walk-in closet (with its own laundry), and a stunning four-piece ensuite featuring a jetted tub and separate steam shower. This level also offers a full four-piece main bathroom and a cozy bonus room with a second wood-burning fireplace—perfect for relaxing evenings.

The third level adds even more living space with a versatile loft, a spacious fourth bedroom, and abundant storage options.

Step outside to your private backyard oasis, professionally landscaped and maintenance free featuring a large, covered timber-frame gazebo, artificial turf and a heated cedar



garden shedâ€”ideal for year-round enjoyment. Enjoy a vibrant front lawn, thanks to the underground sprinkler system designed for easy maintenance.

Extensive recent upgrades include:

Two nest thermostats, all-new triple-glazed Low-E windows, new eavestrough, interior and exterior paint, two new washer and dryer sets, new Hunter Douglas blinds throughout, including motorized blinds in the living room, new high-efficiency boiler heating system, new shingles, indirect hot water tank, and a stunning stone water wall.

Many of these upgrades come with transferable warranties for added peace of mind.

This home truly must be seen to be appreciated. Donâ€™t miss your opportunityâ€”schedule your private showing today!

Built in 1978

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231454    |
| Price          | \$1,249,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,386       |
| Acres          | 0.10        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 517 55 Avenue Sw |
| Subdivision | Windsor Park     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2V 0E9          |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Pantry, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Convection Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Washer                                      |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                              |
| Cooling           | None                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                            |
| # of Fireplaces   | 2                                                                                                                                              |
| Fireplaces        | Brick Facing, Glass Doors, Wood Burning                                                                                                        |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Finished, Full, Walk-Out                                                                                                                       |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Built-in Barbecue, Other, Private Yard                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Stucco, Wood Frame                                                                        |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 8               |
| Zoning         | R-CG            |

**Listing Details**

Listing Office                      CIR Realty

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