

# \$1,149,000 - 523 55 Avenue Sw, Calgary

MLS® #A2231288

**\$1,149,000**

4 Bedroom, 4.00 Bathroom, 1,969 sqft

Residential on 0.01 Acres

Windsor Park, Calgary, Alberta

A stunning custom-designed home in the sought-after inner-city neighbourhood of Windsor Park. Built with architectural vision and modern elegance, this home offers nearly 2,000 sq ft above grade and also has a fully finished basement, perfect for family living or executive entertaining. The home features Open-concept layout with 10'™ ceilings, Elegant dining area and a chef-inspired gourmet kitchen with a Large quartz island and custom cabinetry. The Spacious living room with gas fireplace and rear mudroom with built-ins that will help organize your day to day living. Master Retreat: Vaulted ceilings, COFFEE BAR, double walk-in closets, and spa-inspired ensuite with freestanding tub & separate shower, two additional bedrooms with shared Jack-and-Jill bathroom and Upper floor laundry room complete the upper level. The Spacious Lower level features a large recreation room with wet bar, beverage fridge & sink along with a fourth bedroom, full bathroom and storage. The south-facing backyard and deck are perfect for entertaining and the double detached garage with rear lane access will keep your vehicles out of the ever changing Calgary weather. Modern exterior finishes with clean architectural lines steps from Elbow Drive Close to Chinook Centre, LRT, schools, and downtown core, quiet, tree-lined street with easy access to Glenmore Trail and major routes. Book your showing today!



Built in 2022

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2231288               |
| Price          | \$1,149,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,969                  |
| Acres          | 0.01                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 523 55 Avenue Sw |
| Subdivision | Windsor Park     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2V 0E9          |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Alley Access, Double Garage Detached, On Street |
| # of Garages   | 2                                               |

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer              |
| Heating           | Forced Air                                                                                  |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas, Living Room |
| Has Basement | Yes              |
| Basement     | Finished, Full   |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Other                                                                            |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Lawn, Level |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Concrete, Stucco, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 73              |
| Zoning         | R-CG            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.