

# \$624,900 - 524 53 Avenue Sw, Calgary

MLS® #A2217578

**\$624,900**

3 Bedroom, 2.00 Bathroom, 979 sqft

Residential on 0.07 Acres

Windsor Park, Calgary, Alberta

Introducing a delightful half bungalow duplex located in the highly sought-after neighborhood of Windsor Park. This character filled property offers a rare opportunity to own a unique home in one of the city's most established communities. Perfect for both homeowners and investors, this residence combines vintage charm with modern comforts.

Step inside to discover a bright and welcoming living space. Large windows flood the home with natural light, highlighting the open-concept layout that effortlessly connects the living room to the dining area—ideal for everyday living and entertaining alike. Rich hardwood flooring throughout adds a touch of warmth and timeless elegance.

This thoughtfully designed duplex includes three generously sized bedrooms, offering privacy and comfort for every member of the household. The main floor includes a well equipped 4 piece bathroom, while the lower level features a stylish 3 piece bath and a versatile bonus room, perfect for a media space, home office, or a cozy second living area.

Outside, enjoy your own single car garage and a separate outdoor private parking spot. Enjoy all the advantages of this unbeatable location. Windsor Park offers easy access to top rated schools, lush parks, Chinook Centre, public



transit, and an array of restaurants and shops. Whether you're looking to settle in a family friendly community or invest in a valuable property, this home offers flexibility and charm in equal measure.

Don't miss your chance to own a home in one of Calgary's most desirable neighborhoods. Schedule your private showing today and imagine the lifestyle that awaits in Windsor Park.

Built in 1967

**Essential Information**

MLS® #	A2217578
Price	\$624,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	979
Acres	0.07
Year Built	1967
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	524 53 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0B9

**Amenities**

Parking Spaces	1
Parking	Single Garage Detached, Alley Access
# of Garages	1

## Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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