



## 714 53 Avenue Calgary Alberta

\$700,000

OPEN HOUSE Saturday Sept 21st noon-2pm. Rare opportunity in coveted Windsor Park just beyond the edge of the core where inner-city living meets suburban comfort. With 2277 sq. ft. of developed space, this well-maintained, detached two-story home has much to offer in a prime location on a lovely tree lined street! As you approach you will fall in love with its charming curb appeal and imagine yourself enjoying your morning brew on the sizeable south-facing covered front porch. As you enter the front foyer you'll be amazed at the dedicated space for this area. The main level features cherry hardwood floors and an open-concept design with kitchen, dining and living room spaces adjacent. This is an ideal setup for entertaining guests and gatherings and equally convenient for every day living. Relax in the spacious living room with a cozy gas fireplace, perfect for unwinding after a long day. There are windows on all sides of the home, which enables sun to shine in at all times of the day. A well-placed half-bathroom completes this level. On the upper level of the home, you will discover two secondary bedrooms, a full bathroom, and a convenient laundry room space. The highlight of the upper level is the expansive primary bedroom retreat boasting a vaulted ceiling, a generous walk-in closet and a full ensuite with jetted tub a stand-up shower. On the fully finished lower level of the home you have a large 4th bedroom with adjacent bathroom with steam shower, perfect for privacy for visiting guests. The bonus room completes the lower level and has plenty of space to use as a kids play area, theatre room or gym space. Not to be forgotten is the backyard retreat featuring a wonderful 2-tiered deck covering most of the yard. This deck has been freshly painted and with gas line hookup is perfect for large BBQ's and outdoor gatherings. Down a few steps and you'll reach the dou...

Bedroom 10.17 Ft x 14.83 Ft

Family room 14.00 Ft x 14.83 Ft

Furnace 6.00 Ft x 11.25 Ft

3pc Bathroom Measurements not available

Other 7.42 Ft x 9.33 Ft

Kitchen 7.67 Ft x 17.25 Ft

2pc Bathroom Measurements not available

Primary Bedroom 11.50 Ft x 15.92 Ft

Bedroom 9.42 Ft x 12.08 Ft

Bedroom 7.25 Ft x 10.92 Ft

Laundry room 4.92 Ft x 5.00 Ft

4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.justinhavre.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Dining room 7.83 Ft x 11.50 Ft

Living room 15.50 Ft x 15.92 Ft

4pc Bathroom Measurements not available