



## 417 50 Avenue Calgary Alberta

\$699,900

Welcome to an extraordinary opportunity in the highly sought after Windsor Park, where the best of inner city vibrancy meets the tranquility of suburban living. Nestled on a picturesque, tree lined street with ample additional street parking, this stunning two story attached home offers 1,657 square feet of thoughtfully designed living space in a premier location. You will be captivated by the home's exceptional curb appeal. Start your day enjoying your morning coffee on the private, covered front balcony. Inside, you'll be greeted by an abundance of natural light that fills this beautifully crafted home. The spacious & versatile front room offers endless possibilities—whether as an office, a cozy den, or a creative studio, the choice is yours. The heart of the home is the bright & inviting central living room, ideal for both cozy afternoons by the fireplace & lively evening gatherings. The fireplace, adorned with elegant stone facing & a classic wood mantle, adds a touch of warmth & sophistication. Culinary enthusiasts will appreciate the charming, well appointed kitchen, perfect for preparing your gourmet meals. The kitchen boasts an oversized island, upgraded stainless appliances, granite countertops, extra tall cabinets & a spacious corner pantry with a glass door. The adjacent dining area is open and accommodating, with plenty of room for large furniture & a full view of the main floor, perfect for entertaining guests. A discreetly placed powder room adds convenience and privacy. This home has been meticulously maintained and thoughtfully updated with new LVP flooring on the main floor and a fresh coat of paint throughout. The furnace, A/C, and ducts have all been recently cleaned, ensuring a comfortable and healthy living environment. Venture upstairs along the sleek metal handrail to discover three generously sized bedrooms. The expansive primary bedroom is...

Primary Bedroom 16.08 Ft x 11.92 Ft

Bedroom 9.75 Ft x 13.42 Ft

Bedroom 10.75 Ft x 12.42 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Living room 13.92 Ft x 18.08 Ft

Dining room 15.08 Ft x 11.08 Ft

Kitchen 16.17 Ft x 10.33 Ft

Den 13.42 Ft x 10.17 Ft

Foyer 8.58 Ft x 6.58 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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