



## 523 55 Avenue Calgary Alberta

\$1,095,000

Discover a beautifully designed, custom SEMI-DETACHED home in the heart of WINDSOR PARK! Positioned on a quiet, tree-lined street FACING A GREEN SPACE, this home blends architectural vision with warm everyday comfort. The main floor opens with a refined dining room wrapped in natural light, complete with feature-wall detailing that sets a welcoming, upscale tone. Just beyond, the chef's kitchen steals the spotlight with a large quartz island, custom cabinetry, and upgraded appliances that make day-to-day cooking feel easy and entertaining feel effortless. A smooth flow leads into the spacious living room, where a full-height tiled gas fireplace adds texture and warmth, balanced by oversized windows framing the south-facing backyard. At the rear, a well-planned mudroom keeps life organized with built-ins for coats, bags, and sports gear, and the powder room offers a stylish touch for guests with modern finishes and a clean, elegant aesthetic. Upstairs, the primary suite feels like a true retreat, starting with vaulted ceilings and a dedicated coffee bar that adds a boutique-hotel feel to your mornings. Two walk-in closets offer exceptional storage, while the spa-inspired ensuite features a freestanding soaker tub, double vanities, and a glass-enclosed shower finished in soft stone tones that echo throughout the upper level. Down the hall, two additional bedrooms share a beautifully designed Jack-and-Jill bathroom with a dual vanity and contemporary fixtures, giving everyone the space they need. A separate laundry room completes the upper level with added convenience. The lower level adds another dimension to the home. The expansive recreation room features a built-in media centre and open shelving, making it the perfect zone for movie nights, gaming, or relaxed gatherings. A sleek wet bar with a beverage fridge and sink elevates the space for entertaining, and an addit...

3pc Bathroom 8.50 Ft x 4.92 Ft

Other 14.75 Ft x 12.00 Ft

Bedroom 12.00 Ft x 10.67 Ft

Recreational, Games room 18.83 Ft x 15.50 Ft

Furnace 6.50 Ft x 15.17 Ft

2pc Bathroom 6.08 Ft x 4.92 Ft

Other 6.00 Ft x 10.33 Ft

4pc Bathroom 5.92 Ft x 9.83 Ft

5pc Bathroom 10.17 Ft x 15.17 Ft

Other 2.50 Ft x 6.83 Ft

Bedroom 9.92 Ft x 12.75 Ft

Bedroom 11.33 Ft x 12.67 Ft

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Listing Presented By:



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RE/MAX House of Real Estate

<https://innercityinfills.ca/>

### RE/MAX Realty Professionals

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**Addition** 13.25 Ft x 12.25 Ft

**Kitchen** 13.42 Ft x 17.08 Ft

**Living room** 14.75 Ft x 15.08 Ft

**Laundry room** 5.50 Ft x 5.50 Ft

**Primary Bedroom** 12.92 Ft x 11.83 Ft

**Other** 8.58 Ft x 6.08 Ft