

# \$885,000 - 721 52 Avenue Sw, Calgary

MLS® #A2232793

**\$885,000**

3 Bedroom, 3.00 Bathroom, 1,718 sqft

Residential on 0.07 Acres

Windsor Park, Calgary, Alberta

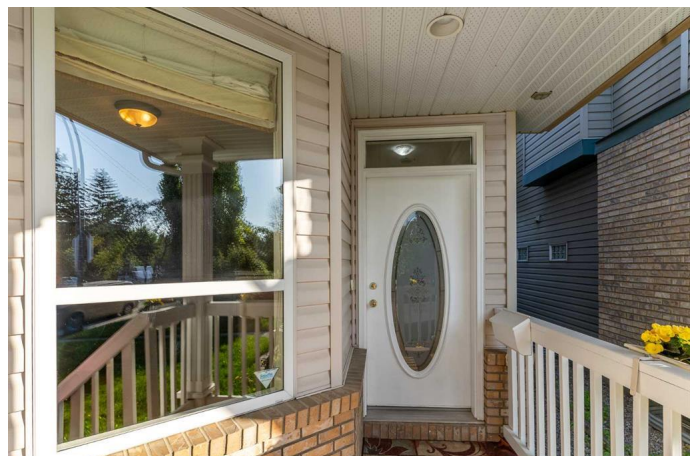
Welcome to an absolutely stunning two-storey home by John Haddon Design, located in the highly desirable community of Windsor Park.

This beautifully updated property features 9-foot ceilings throughout the main level, creating a bright and airy living space. The kitchen was refreshed in 2024 with elegant new cabinetry, a modern stainless steel refrigerator. Gas stove, and a spacious island—perfect for cooking and entertaining!

Upstairs, you™ll find three generous sized bedrooms, each with its own walk-in closet, and a convenient upper-level laundry room. The fully finished basement includes a family room with a cozy gas fireplace, as well as a dedicated storage room that can easily be converted into a fourth bedroom with an ensuite bathroom.

Additional main level upgrades include, renovated parquet flooring (pink oak), granite countertops, a new backsplash, and fresh paint. There is also a newer roof (2019). Enjoy outdoor living on the large south-facing deck, which has been freshly painted - ideal for summer gatherings. Front porch was also freshly painted.

Located just steps from Britannia Shopping Centre, Sunterra Market, Chinook Centre, and other amenities. For dog lovers, there™s a nearby off-leash dog park perfect for your furry



friends. Close to Elboya School (gr 4-9), which is English and French Immersion.

This home truly has it all—style, comfort, and an unbeatable location. Don't miss this incredible opportunity!

Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232793    |
| Price          | \$885,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,718       |
| Acres          | 0.07        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 721 52 Avenue Sw |
| Subdivision | Windsor Park     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2V0B6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Pantry, Granite Counters     |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, |

|                 |                                                        |
|-----------------|--------------------------------------------------------|
|                 | Refrigerator, Washer, Water Softener, Window Coverings |
| Heating         | Forced Air, Natural Gas                                |
| Cooling         | None                                                   |
| Fireplace       | Yes                                                    |
| # of Fireplaces | 2                                                      |
| Fireplaces      | Gas, Living Room, Basement                             |
| Has Basement    | Yes                                                    |
| Basement        | Finished, Full                                         |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 98              |
| Zoning         | R-CG            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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