

\$799,900 - 417 53 Avenue Sw, Calgary

MLS® #A2265132

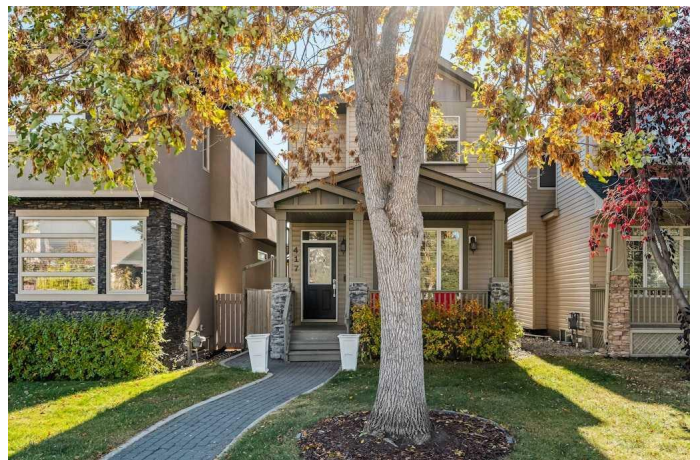
\$799,900

3 Bedroom, 3.00 Bathroom, 1,741 sqft

Residential on 0.07 Acres

Windsor Park, Calgary, Alberta

On a quiet Windsor Park street, this tailored two-storey family home blends modern functionality with an edited, elevated finish—and lovely curb appeal to match. A lovely front yard frames the covered front porch—the perfect perch to sip a morning coffee and watch the world go by. The front entrance opens with maple hardwood and 9-ft ceilings and leads into a front living/flex room that sets up beautifully as a private office or reading nook, while a discreet side entry opens to a super-functional mudroom, keeping coats, strollers, and groceries out of sight. The kitchen is intentionally designed: a stainless-steel gas range with a designer hood fan, upgraded cabinetry, and a raised peninsula for quick breakfasts and extra prep. It opens to a dedicated dining area and a comfortable family room anchored by a gas fireplace and garden-facing windows—light, connection, and easy flow to the south-facing backyard, a true extension of the home. Thoughtfully landscaped with perennials and mature greenery, it offers both privacy and ease of care. A sunny upper deck flows onto the concrete patio, setting the stage for alfresco dinners, summer barbecues, and evening gatherings that linger under the stars. Upstairs, the primary suite feels quietly luxe with vaulted ceilings, a custom walk-in closet, and an ensuite with a double vanity and a glass walk-in shower. Two additional bedrooms are serviced by a stylish full bath, offering flexible spaces for guests, kids, or a



second office. Downstairs, the unfinished basement is a valuable bonus—excellent storage today, or bring your vision and design a future rec room, gym, or guest space to suit your needs. Some of the notable update include: new vanity mirror and bathroom light fixtures (2025); freshly painted white cabinets (2025); new roof on the house and garage with Malarkey Legacy shingles (2024); oversized Goodman A/C (2024), smart thermostat (2024), furnace fan (2024), and smart doorbell (2024); stained back deck (2023); updated various light fixtures (2021). A double garage provides secure parking and storage. From here, your everyday is wonderfully walkable: Chinook Centre, Sunterra, Britannia Plaza, Sandy Beach, Stanley Park, caf  s, and C-Train/bus routes are all close by. A polished inner-city home—refined where it matters, effortless where it counts.

Built in 2004

Essential Information

MLS� #	A2265132
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,741
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	417 53 Avenue Sw
Subdivision	Windsor Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0B8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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