

# \$782,900 - 647 53 Avenue Sw, Calgary

MLS® #A2234602

**\$782,900**

3 Bedroom, 3.00 Bathroom, 1,576 sqft

Residential on 0.02 Acres

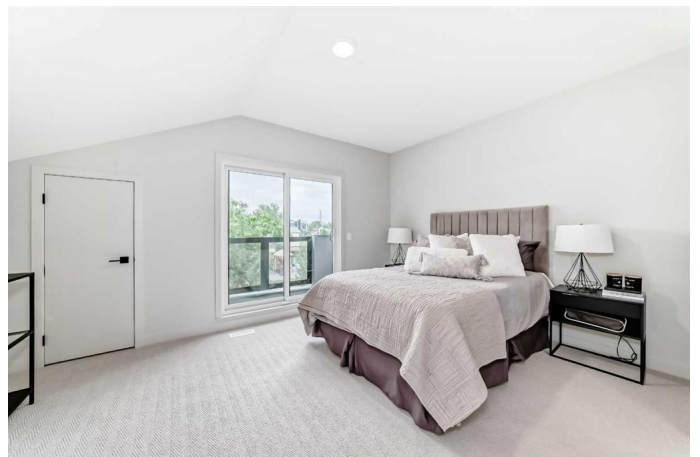
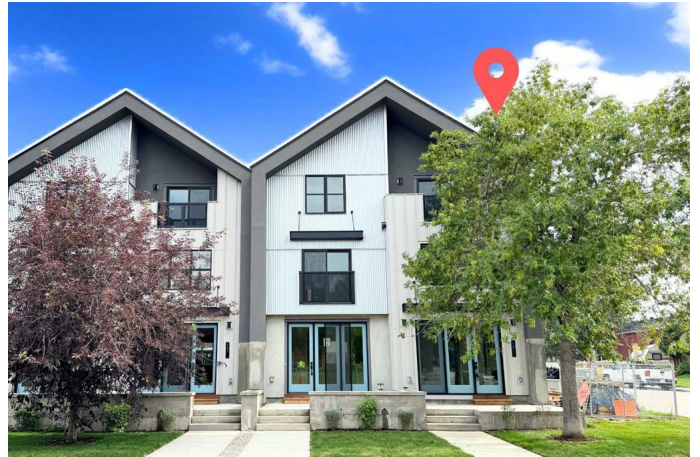
Windsor Park, Calgary, Alberta

THEREâ€™S A REASON THE INNER CITY RARELY SEES NEW INFILL TOWNHOMES LIKE THIS HIT THE MARKETâ€”AND WHEN THEY DO, THEY DONâ€™T SIT FOR LONG.

Located in the heart of Windsor Park, one of Calgaryâ€™s most quietly coveted and established neighbourhoods, this boutique development is perfectly positioned across from the community playground and greenspace. Just a few blocks away, the entrance to the Calgary Golf & Country Club also marks the start of the scenic river pathway network. This pocket of the city offers that rare kind of lifestyle balance real estate dreams are made of: WALKABLE STREETS, TIMELESS CHARM, a downtown commute that barely registers on your podcast, and everything else you actually wantâ€”boutique shops, bakeries, markets, and the kind of restaurants you spontaneously say YES to.

This END-UNIT, THREE-STOREY LUXURY TOWNHOME was built for those who appreciate exceptional design and know exactly where they want to be. From the moment you arrive, THE ARCHITECTURE FEELS ELEVATEDâ€”crisp, contemporary lines meet warm, enduring materials. And inside? LIGHT POURS IN from multiple directions, bouncing off 9' ceilings, quartz surfaces, and wide-plank flooring that feels equal parts sophisticated and durable.

The main floor flows effortlessly, with A



KITCHEN MADE FOR HOSTING (full-height cabinetry, quartz counters, and plenty of storage) and living spaces that connect seamlessly to both a FRONT DECK AND REAR PATIO—ideal for morning coffee or evening wine. Upstairs, two generous bedrooms each feature large walk-in closets, while a stylish main bath and convenient laundry room keep life streamlined.

But it's the top floor that makes a statement. THE ENTIRE LEVEL IS YOUR PRIVATE RETREAT, complete with a LOFTED FLEX SPACE, SUBSTANTIAL WALK-IN CLOSET, A SERENE BALCONY, and an ensuite that rivals most custom builds—double sinks, built-in shelving, and a tile and glass shower you won't want to leave.

Need more space? The full basement is ready for your vision—home gym, guest area, wine cellar, you name it. And the DETACHED SINGLE GARAGE (included on title) is private, secure, and EV-ready with 220V rough-in and extra room for bikes, skis, or golf clubs.

This isn't just a beautiful home—it's a smart move. You're minutes from Chinook Centre, Britannia Plaza, the Elbow River, and some of Calgary's best restaurants and shops. Whether you're a professional craving a shorter commute, a downsizer staying close to the action, or a move-up buyer ready for your next level—THIS ONE CHECKS EVERY BOX.

Curious? You should be. Schedule a viewing—you'll be glad you did.

Built in 2025

## **Essential Information**

MLS® #	A2234602
Price	\$782,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,576
Acres	0.02
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	647 53 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0C3

### Amenities

Amenities	None
Parking Spaces	1
Parking	Alley Access, Garage Door Opener, Single Garage Detached, Covered, Owned, See Remarks
# of Garages	1

### Interior

Interior Features	Built-in Features, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas, Humidity Control
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Back Lane, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Metal Siding, Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

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

### **Listing Details**

Listing Office	CIR Realty
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