

**530 53 Avenue SW**  
**Calgary, Alberta**

**MLS # A2176285**



**\$619,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** Fireplace in living room, Garage Fridge, Garage Shelving

\*OPEN HOUSE Sat Nov 2 from 1 -3:30 pm & Sun Nov 3 from 12 - 3 pm\* Discover this beautifully updated bungalow in the highly desirable inner-city neighborhood of Windsor Park! Immaculate and thoughtfully designed, this home greets you with a bright and spacious living room, a sleek kitchen with modern white cabinetry and a stylish backsplash, and an informal dining area with extra built-in storage. The main floor boasts three spacious bedrooms and an updated bathroom, all enhanced by gleaming hardwood floors. The inviting lower level offers a cozy family room, a kitchenette, a bedroom with a large window, and a full bathroom, perfect for extended living space. Recent upgrades include roof shingles, stainless steel appliances, furnace, central A/C, hot water tank, and windows. The private, low-maintenance backyard is ideal for relaxation or entertaining, while the detached oversized double car garage is perfect for vehicles, workbenches, and all the projects and toys. Enjoy the prime location, close to Chinook Centre, Elbow River pathway, downtown, and Britannia shops, with two playgrounds within a block. This home truly captures the best of inner-city living at an accessible price!