

# \$749,000 - 643 53 Avenue Sw, Calgary

MLS® #A2251796

**\$749,000**

3 Bedroom, 3.00 Bathroom, 1,501 sqft

Single Family on 0.02 Acres

Windsor Park, Calgary, Alberta

This isn't just another townhome—it's a complete lifestyle upgrade. Modern design, low maintenance living, and your own private outdoor spaces all wrapped up in one of Calgary's most established inner-city neighbourhoods. Welcome to Windsor Park and a home situated FACING THE PARK - where treelined streets, greenspace, and the river pathway network set the tone for a connected city lifestyle. You're just minutes from Chinook Centre, Britannia Plaza, boutique shops, markets, and some of Calgary's best restaurants. Coffee shops, fitness studios, and the Calgary Golf & Country Club are all nearby, and downtown is an easy commute. Spread across three levels and designed with a NORTH TO SOUTH ORIENTATION, this home is filled with natural light morning and evening. The main floor sets the stage with 9' CEILINGS, WIDE PLANK FLOORING, and a SLEEK OPEN CONCEPT KITCHEN featuring full height cabinetry, quartz counters throughout home, and generous storage. Step seamlessly from inside to your FRONT PATIO OR PRIVATE FENCED SOUTH BACKYARD DECK AND YARD—perfect for morning coffee or evening entertaining. On the second floor, you'll find two SPACIOUS BEDROOMS BOTH WITH WALK IN CLOSETS, plus a full bathroom and laundry designed with convenience in mind. Then it's up to THE ENTIRE THIRD LEVEL—IS YOUR OWN PRIVATE MASTER OASIS. Here, a LOFTED



DEN, a SUBSTANTIAL WALK IN CLOSET, and a SPA INSPIRED ENSUITE create a luxurious escape all your own. The basement is ready for your personal vision: a guest suite, home gym, or creative workspace. Outside, a detached single garage with 220V rough-in for EV charging and extra storage completes the package. With its blend of style, function, and unbeatable location, this is a rare chance to own a BRAND-NEW TOWNHOME IN THE HEART OF CALGARYâ€™S INNER CITYâ€”ideal for anyone who wants modern living without compromise. (id:6289)

Built in 2025

**Essential Information**

Listing #	A2251796
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,501
Acres	0.02
Year Built	2025
Type	Single Family
Sub-Type	Bare Land Condo

**Community Information**

Address	643 53 Avenue Sw
Subdivision	Windsor Park
City	Calgary
Province	Alberta
Postal Code	T2V0C2

**Amenities**

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Back lane, Gas BBQ Hookup
Parking Spaces	1
Parking	Covered, Detached Garage, See Remarks

# of Garages 1

### Interior

Appliances Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo

Heating Natural gas Forced air, Other

Cooling None, See Remarks

# of Stories 3

### Exterior

Exterior Composite Siding, Metal, Stucco

Exterior Features Landscaped

Construction Wood frame

Foundation Poured Concrete

### Listing Details

Listing Office CIR Realty



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