

**725 55 Avenue SW**  
**Calgary, Alberta**

**MLS # A2231525**



**\$849,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,784 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Central Vacuum, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Speakers

Rare DETACHED house with 5 bedrooms and 3 bathrooms plus powder room in a great inner city location with sunny south back yard. Light and bright main floor includes open plan kitchen with white cabinets, breakfast bar, newer stainless steel appliances, spacious family room with gas fire place, real hardwood through out, dining room/flex area and mud room with access to the private back yard. Upstairs includes a large master suite that has vaulted ceilings and a 4 pc en-suite, 2 more good sized bedrooms (all with walk-in closets), main bathroom and laundry room with newer cabinets and washer and dryer set. The fully developed basement has 9 foot ceilings, 2 more bedrooms, family room and a full bathroom. Low maintenance yard with new deck & railings and double detached garage. Lots of recent updates: House Shingles 2023, Skylight 2023, Humidifier 2023, Stove, Dishwasher, Microwave Hood Fan, Washer and Dryer 2023/2024, Back Window 2023 and Deck and Railing 2023. Enjoy Low maintenance landscaping (front and back) a double detached garage, contemporary back deck and cute front porch. Windsor Park is a quiet community that is close to Chinook Mall, LRT, Elbow Drive and easy access to Downtown.