

# \$1,249,000 - 512 54 Avenue Sw, Calgary

MLS® #A2247185

**\$1,249,000**

5 Bedroom, 4.00 Bathroom, 1,920 sqft

Residential on 0.07 Acres

Windsor Park, Calgary, Alberta

This stunning new home in Windsor Park offers modern design, thoughtful layout, and premium finishes. Designed by John Trinh & Associates Inc., this residence features over 2,751 SQFT of living space, including a legal basement suite with a separate side entrance and dedicated laundry facilities, making it ideal for additional income or extended family. Upon entering, a grand foyer welcomes you into an open-concept main floor with 11-ft ceilings and engineered hardwood flooring throughout. The formal dining area, highlighted by large windows, provides an elegant space for gatherings. The chef's kitchen is a true centerpiece, featuring a oversized island, high-end appliances, and under-cabinet lighting with quartz countertops. The great room boasts a custom three sided gas fireplace with a luxury finish, built-in shelving, and a spacious mudroom with built-ins, ensuring both style and functionality. Upstairs, the 9-ft ceilings create a bright and airy atmosphere. The primary bedroom is a luxurious retreat with vaulted ceilings and large windows that offer ample natural light. The 5-piece ensuite is spa-inspired, complete with make up desk, in-floor heating, a double vanity, a soaker tub, and a steam shower rough-in. Two additional spacious bedrooms, one with a walk-in closet and direct access to a 3-piece bath, as well as a convenient laundry room, complete the upper level. The fully finished legal basement suite provides a fantastic opportunity for rental



income or multi-generational living. It includes a spacious rec room, a full kitchen, two large bedrooms, and a 3-piece bathroom. Additional features of this home include two furnaces with HRVs for optimal efficiency and air quality, custom built-in closets throughout, Garage Heater rough-ins and rough-ins for A/C. The double garage offers ample storage, while the home's prime location provides easy access to downtown, major roads, schools, shopping, and public transit. This exclusive pre-sale opportunity in Windsor Park won't last long. Call today for more details!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247185    |
| Price          | \$1,249,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,920       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 512 54 Avenue Sw |
| Subdivision | Windsor Park     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2V0C7           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Steam Room, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                    |
| Cooling           | None                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                          |
| Fireplaces        | Gas, Living Room, Three-Sided                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Exterior Entry, Finished, Full                                                                                                                                             |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony                                       |
| Lot Description   | Rectangular Lot                               |
| Roof              | Asphalt Shingle                               |
| Construction      | Stone, Stucco, Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 36                |
| Zoning         | R-CG              |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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