

# \$1,299,000 - 512 54 Avenue Sw, Calgary

MLS® #A2194945

**\$1,299,000**

5 Bedroom, 4.00 Bathroom, 1,920 sqft

Residential on 0.06 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 an 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 a makeup 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® #	A2194945
Price	\$1,299,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,920
Acres	0.06
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	Cement Fiber Board, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 19th, 2025
Days on Market	167
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.