

# \$1,300,000 - 613 55 Avenue Sw, Calgary

MLS® #A2259263

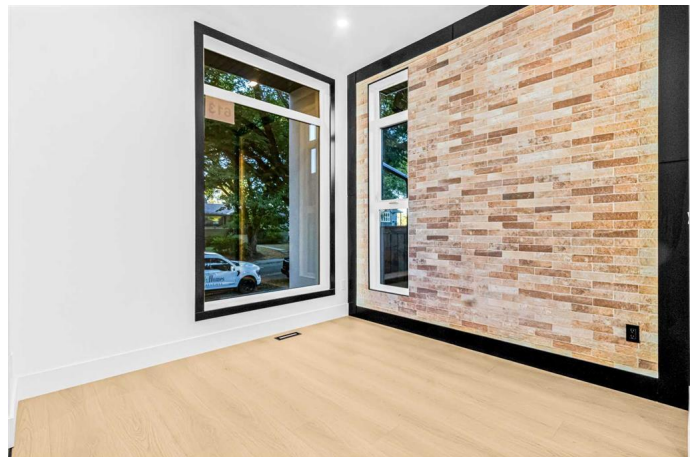
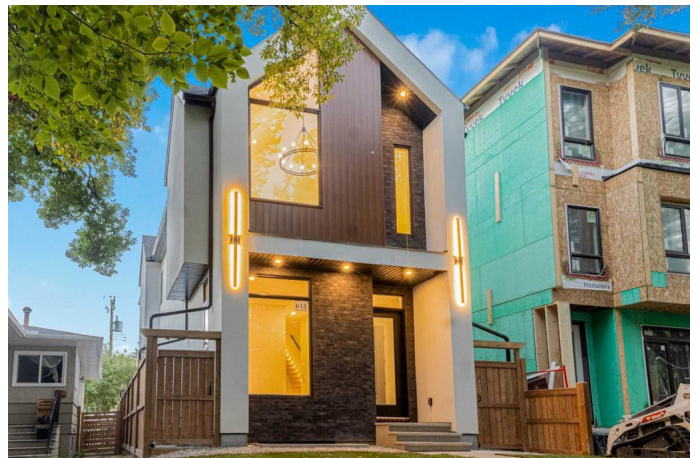
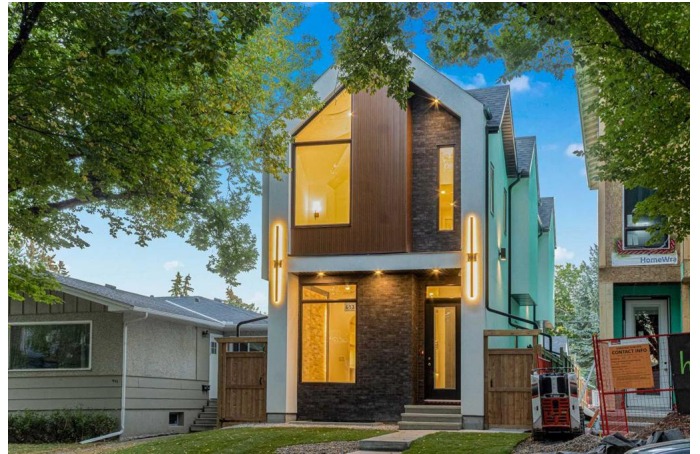
**\$1,300,000**

4 Bedroom, 4.00 Bathroom, 1,956 sqft

Residential on 0.07 Acres

Windsor Park, Calgary, Alberta

Look no further for your forever home! This brand new FULLY DETACHED home is immaculately built and thoughtfully designed by Hush Homes & Renovations Ltd., and features upgrades at every turn. Located on a beautiful mature TREE LINED street in the QUIET COMMUNITY of Windsor Park, the home is steps away from Chinook Centre, Britannia Plaza, Stanley Park, designated Elboya School and countless restaurants, this home boasts over 2750 sq.ft. of fully developed luxury living space, 4 bedrooms, a den/gym/office, 3.5 bathrooms and a mortgage helping LEGAL SECONDARY SUITE complete w/ kitchen, bar and laundry. Upon entering the home, you will be immediately greeted with sensor LED strip lighting around the custom brick tiled feature wall. From there you can make your way into the custom white oak and tiled BUTLER'S BAR and WALK-IN PANTRY before being amazed by the CHEF'S KITCHEN which is upgraded with a PREMIUM QUARTZ countertop and matching backsplash providing the perfect canvas for the POT FILLER, UNDER CABINET LIGHTING and high end KITCHENAID appliances. The 10 FOOT CEILING height, soft close, paint grade cabinets with white oak slat accents, CUSTOM LIGHTING and SPICE RACKS will leave you speechless. Other custom features in the kitchen include a RIOBEL faucet with matching INSTANT HOT WATER faucet, black sink with COLANDER and DRYING RACK,



GARBURATOR w/ TOP MOUNT BUTTON, 10 Foot long DOUBLE WATERFALL ISLAND and GARBAGE/RECYCLING PULLOUT. The powder room will be sure to impress with its custom design and lighting. Large south facing PATIO DOORS bring sunshine into the family room with a paneled mdf & white oak wall, while a private MUDROOM with storage bench and hooks complete the main floor. Head up the LED lighted stairs with 10 and 12 mm thick GLASS RAILING and you will find a JACK & JILL 5 pc bathroom and bedrooms designed with a BUILT-IN DESK and BOOKSHELVES. The laundry room features high end LAUNDRY SET W/ STEAM DRYER, sink and hanging rod. The grand master bedroom and spa like ensuite was designed for luxury living. Wake up every morning to a 16 FOOT high vaulted ceiling and oversized BLACK IRON CHANDILIER. Relax in the CUSTOM OVERSIZED TILED ensuite with IN FLOOR HEATING, LARGE SOAKER TUB, RIOBEL SPECIAL ORDER GOLD FAUCETS and waterfall QUARTZ countertop. The builder has even installed dedicated 3/4" waterlines for the master gold accented custom shower with 4 BODY JETS, RAIN SHOWER and MORE! In addition to all these features, there are many upgrades in this home that are not visible but worth noting...A/C, GARAGE HEATER, UPGRADED CONCRETE SLAB THICKNESS WITH MORE REBAR, 14 ADDED SIDEWALK SUPPORT BRACKETS, FORTRESS II STYLE FENCE, UPGRADED INSULATION THROUGHOUT HOUSE & GARAGE, 12 ADDITIONAL VENTS & SOLAR POWERED ROOF VENTS ADDED, PAINTED GARAGE AND MUCH MORE!! The must see Utility Room will show you the true quality and love that the builder put in the entire home. Call your favorite Realtor today for a private tour of this one-of-a-kind home.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259263    |
| Price          | \$1,300,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,956       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 613 55 Avenue Sw |
| Community   | Windsor Park     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2V 0G2          |

## Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                                         |
| Parking        | Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Off Street, Secured, In Garage Electric Vehicle Charging Station(s) |
| # of Garages   | 2                                                                                                                                         |

## Interior

|                   |                                                                                                                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Built-In Gas Range, Garburator, Gas Water                          |

|              |                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------|
| Heating      | Heater, Instant Hot Water, Water Purifier<br>Baseboard, Central, In Floor, Hot Water, Natural Gas, Combination, Electric |
| Cooling      | Central Air, Full                                                                                                        |
| Has Basement | Yes                                                                                                                      |
| Basement     | Finished, Full, Exterior Entry, Suite                                                                                    |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Yard                                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Interior Lot |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Metal Siding, Stucco, Wood Frame, Veneer                                             |
| Foundation        | Poured Concrete                                                                      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 19                   |
| Zoning         | RC-G                 |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Synterra Realty |
|----------------|-----------------|

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