430 56 Avenue SW

Calgary | Active | MLS® A2348906

$768,888









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1994**	**1,306 sq. ft.**

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Listed by Royal LePage Blue Sky

A closer look

OPEN HOUSE 1-3pm Saturday November 21 **Price Correction** Extensive renovations inside and out give this Windsor Park home a polished, modern feel while preserving the flexibility of a 2-storey layout with a 1-bedroom illegal suite below. Recent improvements span hardwood and tile flooring, updated bathrooms and vanities, custom kitchen cabinetry, new doors, select windows, electrical work, Central Air, Smart Board exterior panels, a rebuilt front porch and a new rear deck. South exposure brightens the expansive glass-railed front deck, where composite deck tiles set the stage for morning coffee in the sun. Inside, built-in entry seating introduces a thoughtfully finished main level, while new hardwood flooring carries through the open floor plan. At the heart of the home, a chef-inspired kitchen pairs quartz countertops with stainless steel appliances, sleek 2-tone cabinetry and a large breakfast-bar island, with patio doors connecting directly to the back deck for effortless indoor-outdoor living. Adjacently, the dining area gains character from detailed accent walls and ample windows, making it an inviting setting for everyday meals or dinner with friends. Oversized windows frame the living room, shiplap detailing adds texture and a gas fireplace anchors a comfortable place to settle in, while trendy barn sliders conceal a stylish powder room. The primary retreat on the upper level combines chic wallpaper, oversized windows and dual closets with convenient access to a renovated 3-piece bathroom. A second bedroom and a 3rd bedroom or versatile bonus room adapts easily for work, fitness, hobbies or downtime and houses the upper laundry so the main home remains completely independent from the basement laundry. Downstairs, a separate entrance leads to a renovated 1-bedroom illegal suite with its own laundry and an open dining and living area. Quartz counters, stainless steel appliances, a stylish backsplash and 2-tone cabinetry elevate the lower kitchen, while a sliding door reveals the spacious bedroom and a renovated 3-piece bathroom rounds out the layout. A wonderful current tenant occupies the Furnished illegal suite (furnishings included) under a lease through June 2027. Behind the home, a large deck extends the living space outdoors for barbecues, alfresco dining and relaxed evenings, while the privately fenced lawn leaves plenty of grassy space for kids and pets. A double detached garage completes the backyard setup. Windsor Park keeps everyday convenience close with quick access to Macleod Trail, CF Chinook Centre and Chinook LRT Station.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348906
Bedrooms	4
Bathrooms	4
Year Built	1994
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	1,306 sq. ft.
Main Level Finished Area:	669.2 sq. ft.
Upper Level Finished Area:	636.8 sq. ft.
Acreage:	No
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1994 (Age: 32)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2356FT
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Composite Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Multiple Locations, Upper Level
City Quadrant:	Southwest
Community:	Windsor Park
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Inclusions:	Second refrigerator, stove, dishwasher, washer, dryer and microwave in the basement suite
Restrictions:	None Known
Main Floor	Foyer · 5'2" × 5'1" ·
Main Floor	Living Room · 16' × 12'2" ·
Main Floor	Kitchen · 19'8" × 11'4" ·
Main Floor	Dining Room · 10'3" × 7'10" ·
Upper Level	Bedroom · 10'9" × 9' ·
Upper Level	Bedroom - Primary · 13'8" × 11'5" ·

Upper Level	Bedroom · 15'11" × 10' ·
Basement	Family Room · 13'3" × 6'7" ·
Basement	Dining Room · 11'11" × 5'5" ·
Basement	Kitchen · 11'7" × 5' ·
Basement	Bedroom · 14'11" × 12' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Landscaped, Lawn, Many Trees
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/430-56-avenue-sw-calgary-a2348906/

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