723 55 Avenue SW

Calgary | Active | MLS® A2332465

$559,900









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1978**	**1,083 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to this beautifully updated semi detached home in the heart of Windsor Park, one of Calgary's most desirable inner city communities. Offering over 2,000 sq. ft. of developed living space, this move in ready home combines tasteful updates, functional living space, and an unbeatable location just minutes from downtown. The main floor has been refreshed with new paint, new flooring, and new kitchen appliances, creating a bright, clean, and modern feel throughout. The spacious living room is filled with natural light and flows into the dining area and kitchen, making it an ideal space for everyday living and entertaining. The main level features two bedrooms, including a generous primary bedroom and a well sized second bedroom, along with a full four piece bathroom. The fully developed basement offers exceptional flexibility with a three bedroom illegal suite, providing plenty of additional living space for extended family or multi generational living. Significant mechanical updates include a newer high efficiency furnace and newer hot water tank, providing added comfort and peace of mind. Outside, you'll appreciate the detached garage, rear lane access, and a private backyard with plenty of room to relax, garden, or entertain. Windsor Park is one of Calgary's most established and sought after neighbourhoods, offering a perfect balance of quiet residential streets and exceptional convenience. You'll be just minutes from Chinook Centre, Britannia Plaza, Stanley Park, Sandy Beach, the Elbow River pathway system, golf courses, schools, public transit, and downtown Calgary, with countless restaurants, coffee shops, and local amenities nearby. Whether you're looking for a beautifully updated home in an outstanding location, extra space for a growing family, or a versatile property in one of Calgary's premier inner city communities, this home offers outstanding value and endless potential. Don't miss your opportunity to own in one of Calgary's most desirable neighbourhoods. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332465
Bedrooms	5
Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0

Num Illegal Suites:	1
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	1,083 sq. ft.
Main Level Finished Area:	1,083 sq. ft.
Below Grade Finished Area:	925 sq. ft.
Acreage:	No
Lot Area:	2,997 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1978 (Age: 48)
Bedrooms:	5 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	3
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	3701GA
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Up
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Masonry, Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
City Quadrant:	Southwest
Community:	Windsor Park
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 10'6" × 8'2" ·
Main Floor	Dining Room · 11'2" × 9'8" ·
Main Floor	Kitchen · 11'4" × 10'8" ·
Main Floor	Laundry · 1'6" × 0'6" ·
Main Floor	Living Room · 20'4" × 10'11" ·
Main Floor	Bedroom - Primary · 20'4" × 12' ·

Basement	Bedroom · 11'6" × 9'11" ·
Basement	Bedroom · 11'6" × 9'10" ·
Basement	Bedroom · 10'9" × 9'1" ·
Basement	Kitchen · 14'6" × 9'1" ·
Basement	Game Room · 19'3" × 10'4" ·
Basement	Furnace/Utility Room · 5'9" × 3'9" ·
Basement	Furnace/Utility Room · 10'3" × 10'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Storage
Exterior Features:	Balcony
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jul 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/723-55-avenue-sw-calgary-a2332465/

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