725 53 Avenue SW

Calgary | Active | MLS® A2348990

$1,295,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2025**	**2,182.62 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

OPEN HOUSE - SATURDAY AND SUNDAY FROM 1-3PM Welcome to 725 53 Avenue SW, a sophisticated inner-city residence where refined design, elevated finishes, and exceptional craftsmanship come together in the sought-after community of Windsor Park. Offering 4 BEDROOMS, 3.5 BATHROOMS and a FULLY DEVELOPED BASEMENT, this beautifully designed home delivers an impressive combination of luxury, functionality, and contemporary style. 10-FT CEILINGS ON THE MAIN FLOOR create an immediate sense of scale, while 9-FT CEILINGS ON BOTH THE UPPER LEVEL AND BASEMENT continue the spacious feel throughout all three levels.

The bright, open-concept main floor is filled with natural light and showcases sophisticated finishes, clean architectural lines, and carefully selected details. At the heart of the home, the beautifully appointed kitchen features extensive cabinetry, generous counter space, quality appliances, and a substantial central island with seating. Designed for both entertaining and everyday living, the kitchen flows seamlessly into the dining and living areas, where expansive windows and soaring ceilings create an inviting atmosphere. Thoughtful lighting, refined finishes, and detailed millwork add warmth and character throughout the space.

Upstairs, 9-FT CEILINGS enhance the private living quarters. The primary suite provides a serene retreat with a spacious walk-in closet and an elegant ensuite featuring beautiful tilework, contemporary fixtures, generous storage, and a spa-inspired atmosphere. Additional bedrooms offer comfortable accommodations for family, guests, or a home office, while convenient upper-level laundry adds everyday practicality.

The FULLY DEVELOPED BASEMENT feels like a natural extension of the home, with 9-FT CEILINGS, sophisticated finishes, and thoughtfully integrated BUILT-IN FEATURES that add both style and functionality. The generous recreation area provides exceptional flexibility for movie nights, entertaining, a games area, fitness space, or a secondary living room. A basement bedroom and full bathroom create a private and comfortable setting for guests, older children, or extended family. Custom built-ins and carefully considered details elevate the lower level and maximize its versatility.

Living in Windsor Park means enjoying the character and convenience of one of Calgary’s established inner-city communities. With easy access to Chinook Centre, Britannia, parks, pathways, local shopping and dining, along with convenient connections to Elbow Drive, Macleod Trail, and downtown Calgary, everything you need is within easy reach. Enjoy the benefits of a mature neighbourhood while remaining connected to some of the city’s best amenities, making 725 53 Avenue SW an exceptional place to call home. Don't miss this one - book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348990
Bedrooms	4

Bathrooms	4
Year Built	2025
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,182.62 sq. ft.
Main Level Finished Area:	1,065.71 sq. ft.
Upper Level Finished Area:	1,116.91 sq. ft.
Below Grade Finished Area:	956.99 sq. ft.
Lot Area:	7,190 sq. ft.
Lot Frontage:	30'2"
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2025 (Age: 1)
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:	1524HA
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Composite Siding, Stone, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Windsor Park
Appliances:	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	None

Restrictions:	None Known
Main Floor	Dining Room · 23' × 9'7" ·
Main Floor	Foyer · 18' × 7'1" ·
Main Floor	Kitchen · 15'5" × 15'3" ·
Main Floor	Living Room · 15'6" × 15'4" ·
Main Floor	Mud Room · 9'11" × 9'4" ·
Upper Level	Bedroom · 15'11" × 10' ·
Upper Level	Bedroom · 15'11" × 10'1" ·
Upper Level	Laundry · 10'10" × 6'5" ·
Upper Level	Bedroom - Primary · 25'9" × 10'11" ·
Upper Level	Walk-In Closet · 11'7" × 4'9" ·
Basement	Bedroom · 13'5" × 12'10" ·
Basement	Game Room · 23'6" × 16'6" ·
Basement	Furnace/Utility Room · 19'1" × 8'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG

Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/725-53-avenue-sw-calgary-a2348990/

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