

# \$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 a 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 make up 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	50
Zoning	R-CG

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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