

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

MLS® #A2259263

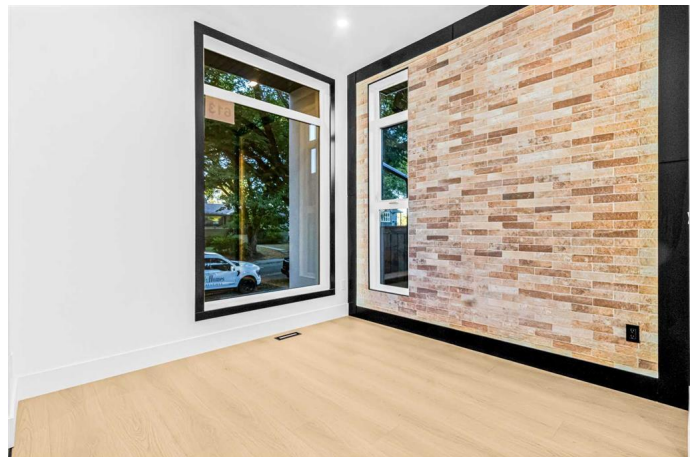
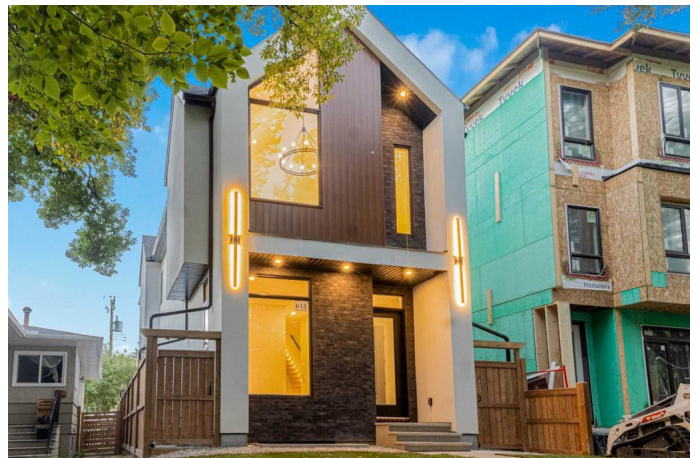
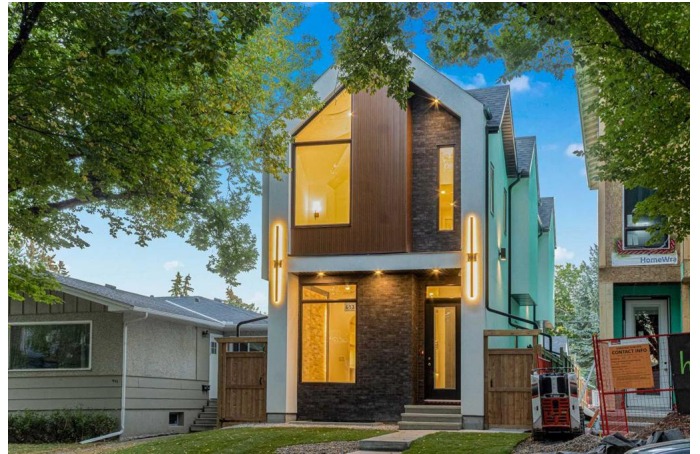
\$1,300,000

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
Subdivision	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, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Dry Bar, Sump Pump(s)
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Gas Water Heater, Humidifier, Instant Hot Water, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer,

	Washer/Dryer Stacked, Water Purifier
Heating	Baseboard, Central, In Floor, Electric, Hot Water, Natural Gas, Combination
Cooling	Central Air, Full
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	September 27th, 2025
Days on Market	2
Zoning	RC-G

Listing Details

Listing Office	Synterra Realty
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