



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**521 51 Avenue, Calgary T2V 0A4**

MLS®#: **A2139971**

Area: **Windsor Park**

Listing Date: **06/10/24**

List Price: **\$859,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1951**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,095**  
Low Sqft:  
Ttl Sqft: **1,095**

DOM

**20**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Landscaped,Level**  
Park Feat: **Attached Carport,Off Street**

Utilities and Features

Roof: **Asphalt Shingle,Asphalt/Gravel**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Washer/Dryer,Water Softener**  
Int Feat: **See Remarks,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`8" x 15`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 12`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 10`0"</b>
<b>Family Room</b>	<b>Lower</b>	<b>17`11" x 12`10"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`2" x 8`6"</b>
<b>Den</b>	<b>Lower</b>	<b>10`1" x 7`1"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 8`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`4" x 8`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 4`11"</b>
<b>Kitchen</b>	<b>Lower</b>	<b>12`9" x 10`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`10" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`10" x 4`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**318FL**

Remarks

Pub Rmks:

**Hot Property!! CALLING ALL DEVELOPERS, HOME BUILDERS AND INVESTORS. This Home sits on a 50x120 LOT, and is located in the CENTRAL DISTRICT OF WINDSOR PARK - just minutes from Chinook Centre, walking distance to LRT/C-Train, Macleod Trail, Southwest Facing Backyard on RC-2 Lot with developed basement. The 1131 sq ft bungalow is currently tenant occupied but showings can be scheduled with 24 hours notice. EXCELLENT REDEVELOPMENT SITE - with a level rectangular lot. NOTE: The existing home has been lovingly maintained and can be lived in or continue to be rented. This home is only a 5 min walk to #3 Bus on Elbow Drive, and is Bright with lots of natural sunlight. The floorplan is spacious and features hardwood flooring with numerous updates including new windows, a Large working kitchen, NEW Appliances include: Dishwasher, Fridge (x2), Stove, Washer, Dryer, Water Softener, hot water tank, Large, covered cedar deck for BBQ's. There is a Storage Shed and garden patch in backyard, and a Detached Single Car garage and 2 x additional outdoor parking spaces off lane-way. Very desirable layout with 2 Large Bedroom's on Main floor with updated 4-piece bath, and 1 Large Bedroom on the Lower Level (8'ft ceilings) with new 4-piece bath. Additionally the Lower Level has a den, ample storage space, a Family Room, large windows and is complete with Kitchenette.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









