

526 52 Avenue, Calgary T2V 0B2

MLS®#: **A2175961** Area: **Windsor Park** Listing Date: **10/30/24** List Price: **\$829,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1948**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached,Garage Faces Rear,Oversized**

DOM

22
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

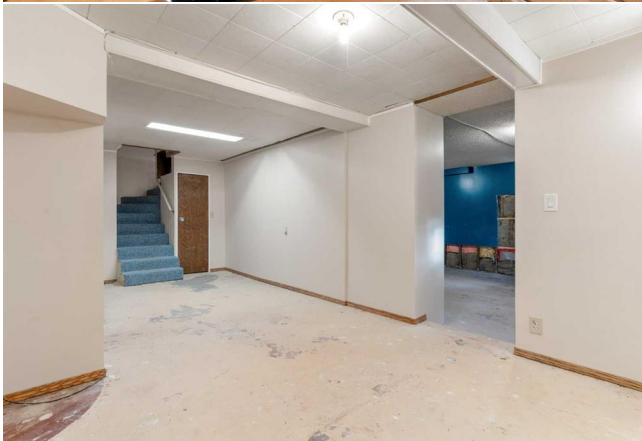
Utilities and Features

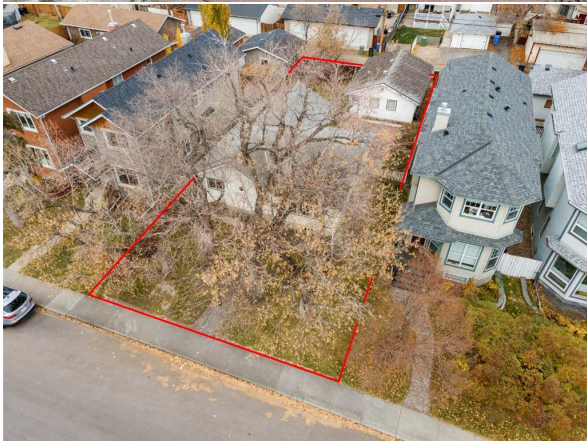
Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete,Wood**
 Kitchen Appl: **Dryer,Portable Dishwasher,Range,Refrigerator**
 Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance,Storage**
 Utilities:

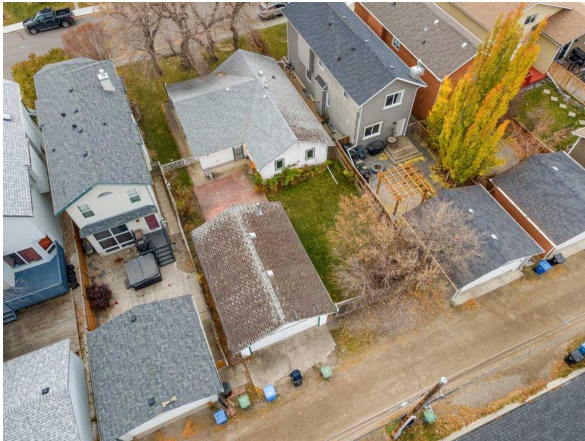
Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`3" x 11`6"	Bedroom	Main	10`9" x 9`6"
Bedroom	Main	8`4" x 11`10"	Living Room	Main	13`9" x 15`6"
Kitchen	Main	11`3" x 14`5"	Dining Room	Main	13`7" x 9`7"
3pc Bathroom	Main	8`2" x 10`4"	Laundry	Main	8`2" x 9`8"
Mud Room	Main	17`8" x 4`2"	3pc Bathroom	Basement	6`7" x 5`10"
Game Room	Basement	11`2" x 22`5"	Cold Room/Cellar	Basement	5`11" x 7`10"
Storage	Basement	6`10" x 5`9"	Furnace/Utility Room	Basement	8`7" x 16`10"









526 52 Ave SW, Calgary, AB

Main Floor Exterior Area 1301.75 sq ft



0 4 8 ft

PREPARED: 2024/10/30

White regions are excluded from total floor area in IGUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 990.30 sq ft

Excluded Area 40.00 sq ft



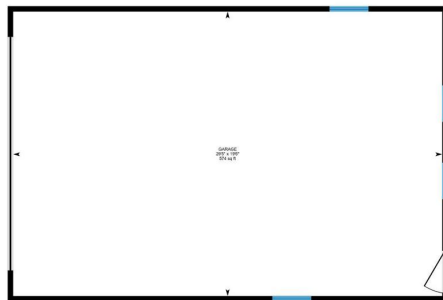
0 3 6 ft

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Garage Excluded Area 610.76 sq ft



0 3 6 ft

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