

526 52 Avenue, Calgary T2V 0B2

MLS®#: A2175961 **Windsor Park** Listing 10/30/24 List Price: **\$829,900** Area:

Status: **Pending** County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: City/Town:

1948 Year Built: Lot Information

Lot Sz Ar: Lot Shape: Detached

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 5,995 sqft 1,301

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

1,301

22

Ttl Park: 2 Garage Sz: 2

3 (3)

2.0 (2 0)

Bungalow

Access: Park Feat:

Lot Feat: Back Lane, Back Yard, Level, Rectangular Lot

Double Garage Detached, Garage Faces Rear, Oversized

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stucco, Wood Frame

Sewer: Flooring:

Ext Feat: None 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

Storage **Basement** 14`1" x 28`9"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-CG

Legal Desc:

8841FA

Remarks

Pub Rmks:

Discover a rare chance to invest in an oversized bungalow in the highly sought-after community of Windsor Park. This prime inner-city lot is 50' X 120' and is zoned R-CG, offering immense potential for future potential development. Nestled on a quiet street, this property is just minutes away from schools, parks, and local amenities. Only minutes from Chinook Centre and transit, or just 10 minutes from downtown Calgary. The well-loved family home has 1,300 sqft of living space with 3 bedrooms, 2 bathrooms, and centrally located kitchen and dining room. Separate entrance at the back leads to the basement that is a blank canvas waiting for your personal touches and needs. Outside, the large yard is complimented by an oversized detached double garage. Windsor Park is full of beautiful mature treelined streets and a mix of charming homes.

Inclusions: n/a

Property Listed By: **CIR Realty**

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























