



THE
A-TEAM

**RE/MAX
FIRST**

518 54 Avenue, Calgary T2V 0C7

MLS® #: **A2190463**

Area: **Windsor Park**

Listing Date: **01/27/25**

List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

929

Year Built:

1966

Low Sqft:

Ttl Sqft:

929

Lot Information

Lot Sz Ar:

2,949 sqft

Lot Shape:

DOM

26

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Bungalow,Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Landscaped,Private,Rectangular Lot,See Remarks
Garage Faces Rear,On Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Other,Private Yard**

Construction:

Brick,Stucco

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer**

Int Feat: **Separate Entrance**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`6" x 9`0"	Laundry	Main	5`11" x 6`7"
Bedroom - Primary	Main	9`7" x 12`6"	4pc Bathroom	Main	0`0" x 0`0"
Living Room	Main	14`3" x 15`1"	Dining Room	Main	9`6" x 11`6"
Bedroom	Main	8`11" x 11`10"	Family Room	Basement	9`2" x 14`11"
Kitchen	Basement	9`3" x 17`10"	Den	Basement	5`6" x 2`4"

Bedroom
4pc Bathroom

Basement
Basement

9`5" x 12`6"
0`0" x 0`0"

Bedroom

Basement

9`0" x 14`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

635FG

Zoning:
R-CG

Remarks

Pub Rmks: **ACT FAST! 4 BEDS | 2 BATHS | SEPARATE LAUNDRY | SINGLE DETACHED GARAGE.** Situated in the highly sought-after community of Windsor Park, this spacious bungalow offers an incredible opportunity just minutes from Chinook Mall, Downtown Calgary, and convenient transportation options. 7 Mins to Downtown Calgary, less than 5 Mins to Chinook Mall, and less than 10 mins to the nearest TRAIN STATION. Located across from a SCHOOL and PARK, this well-maintained property is filled with natural light. Perfect as an INVESTMENT or a first home, you can live upstairs while renting out the illegal basement SUITE. The main floor features an open-concept living and dining area, two generously sized bedrooms, and its own laundry. The lower level, with a SEPARATE ENTRANCE, includes two additional spacious bedrooms, a large kitchen, living room, and laundry facilities. The property also boasts a fully fenced yard and a single detached garage. This home is an excellent opportunity. Schedule a showing today!

Inclusions: **Dishwasher, Electric Stove, Refirgerator, Washer/Dryer**
Property Listed By: **URBAN-REALTY.ca**

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







