



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**518 52 Avenue, Calgary T2V 2E2**

MLS® #: **A2199062**

Area: **Windsor Park**

Listing Date: **03/04/25**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1949**  
Lot Information  
Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **582**  
Low Sqft:  
Ttl Sqft: **582**

DOM

**39**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**  
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Stucco,Wood Frame**  
Flooring: **See Remarks**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`4" x 9`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`10" x 11`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`6" x 4`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 9`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-CG**

Legal Desc:

**8841FA**

Remarks

Pub Rmks: **Attention developers! Excellent opportunity to build on a 50'x120' lot with R-CG zoning on a quiet tree-lined in the established community of Windsor Park. Prime inner-city location, steps to Windsor Park Community Centre, walking distance to Chinook Centre & Britannia Plaza, close to Stanley Park, Sandy Beach, Calgary Golf & Country Club, schools, shopping, public transit & easy access to Elbow Drive & Macleod Trail.**

Inclusions: **None.**  
Property Listed By: **RE/MAX First**

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

