

# \$624,900 - 518 54 Avenue Sw, Calgary

MLS® #A2190463

**\$624,900**

4 Bedroom, 2.00 Bathroom, 929 sqft

Residential on 0.07 Acres

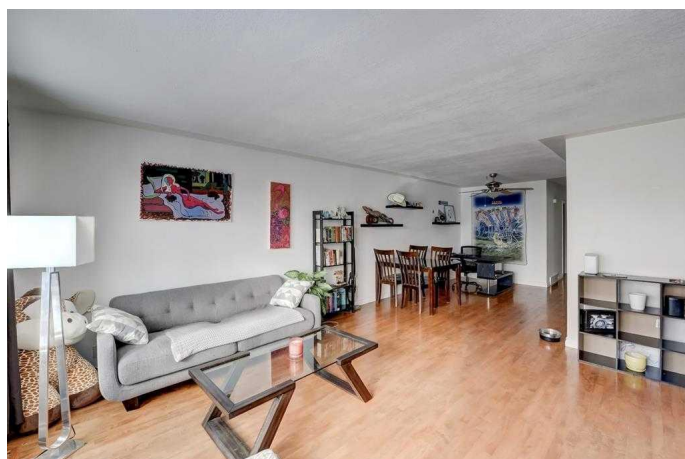
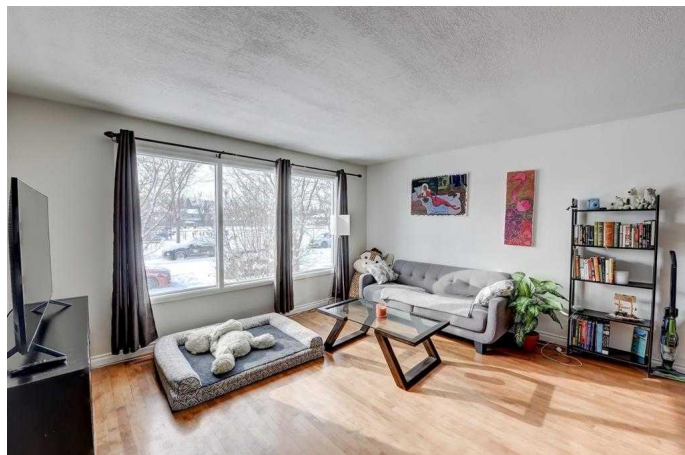
Windsor Park, Calgary, Alberta

**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!

Built in 1966

## Essential Information

MLS® #	A2190463
Price	\$624,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	929
Acres	0.07
Year Built	1966
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### Community Information

Address	518 54 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0C7

### Amenities

Parking Spaces	2
Parking	Garage Faces Rear, On Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Other, Private Yard, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, See Remarks, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed January 27th, 2025

Days on Market 43

Zoning R-CG

## **Listing Details**

Listing Office URBAN-REALTY.ca

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