

# \$799,900 - 518 52 Avenue Sw, Calgary

MLS® #A2199062

**\$799,900**

1 Bedroom, 1.00 Bathroom, 583 sqft  
Residential on 0.14 Acres

Windsor Park, Calgary, Alberta

Attention developers! Excellent opportunity to build on a 50â€™x120â€™ 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.

Built in 1949

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2199062    |
| Price          | \$799,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 583         |
| Acres          | 0.14        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 518 52 Avenue Sw |
| Subdivision | Windsor Park     |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2V 2E2 |

### **Amenities**

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### **Interior**

|                   |                  |
|-------------------|------------------|
| Interior Features | See Remarks      |
| Appliances        | None             |
| Heating           | Forced Air       |
| Cooling           | None             |
| Has Basement      | Yes              |
| Basement          | Full, Unfinished |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 24              |
| Zoning         | R-CG            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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