



GRASSROOTS
REALTY GROUP

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**35 Windsor Crescent SW
Calgary, Alberta**

MLS # A2258265



\$3,500,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	5,673 sq.ft.	Age:	1945 (80 yrs old)
Beds:	6	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.41 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Private, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Elevator, Open Floorplan, See Remarks		

Inclusions: N/A

Amazing location! This rare 18,000 square foot private lot backs west onto the Calgary Golf + Country Club!! A fabulous development opportunity in the heart of Calgary's most exceptional inner city location, this property is situated between the popular areas of Bel Aire + Britannia. This is a highly walkable area with excellent park spaces, schools + amenities/restaurants such as Lina's Market, Sunterra + Grumans Deli just steps away. There is a large, multi-generational home on the property that has been well maintained + enjoyed for many years by the same family. The RPR for the property is "as is".