



GRASSROOTS
REALTY GROUP

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512 52 Avenue SW
Calgary, Alberta

MLS # A2258784



\$750,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	863 sq.ft.	Age:	1920 (105 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	None	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: NONE

Superb location in the heart of Windsor Park, tucked away on a quiet, tree-lined street. Sitting on an impressive 50' x 120' lot, this property offers outstanding potential. ATTENTION DEVELOPERS AND INVESTORS—this lot is zoned R-CG, providing a wide range of redevelopment options. With its desirable flat terrain, convenient back alley access, and a easy walk to Chinook Centre, Britannia Plaza, LRT, parks, schools, and of course Lina's Italian Market, this property is a rare opportunity in one of Calgary's most sought-after inner-city communities. Offered at land value only — bring your vision and seize this exceptional investment opportunity.