



GRASSROOTS
REALTY GROUP

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5113 5 Street SW
Calgary, Alberta

MLS # A2263024



\$1,150,000

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,501 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: All appliances listed above are times two(2).

Windsor Park is a mature, quiet neighbourhood highly valued for its convenient location and family-friendly amenities. Residents benefit from easy access to parks and schools, as well as the nearby Britannia shopping area. Its proximity to downtown also makes it an ideal location for quick commutes and urban access. This well-cared-for home presents an excellent opportunity for either a developer or investor too. It features valuable recent updates, including the exterior paint and finish, windows, and roof, all completed within the last decade. The interior has hardwood flooring, 3 bedrooms on each side. Outside is a beautiful corner lot that has been well cared for. FULL DUPLEX - 5115 & 5113.