



**GRASSROOTS**  
REALTY GROUP

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**524 54 Avenue SW**  
**Calgary, Alberta**

**MLS # A2201150**



**\$829,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,146 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Private		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Lower Floor: Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Charming Bungalow in Desirable Windsor Park &ndash; A Perfect Opportunity for Investors and Builders! Nestled in the heart of the sought-after Windsor Park neighborhood, this spacious 1,146 sq. ft. bungalow presents an incredible opportunity for investors, builders, or families looking to create their dream home. With 1,072 sq. ft. on the main level and an additional 1,009 sq. ft. in the basement, there is plenty of space to enjoy and customize. This home has been well-maintained and thoughtfully updated over the years, ensuring comfort and value for its next owner. Nearly all windows were replaced just three years ago, improving energy efficiency and curb appeal. A new furnace was installed six years ago, providing peace of mind for the colder months. The roof on both the house and the double detached garage has also been recently replaced, offering long-term durability. Step inside to discover a bright and inviting open-concept living and dining area, perfect for hosting gatherings or enjoying everyday life. The main bedroom and living room feature new laminate flooring, adding a modern touch to the space. The basement includes a brand-new fridge, adding extra convenience for storage and meal preparation. Situated on a generous lot, this home boasts expansive front and back yards, ideal for gardening, outdoor activities, or future expansion. Adding to its appeal, the house faces a beautiful green space that is part of the school, creating a scenic and peaceful setting. With its prime location, solid updates, and endless potential, this Windsor Park bungalow is a fantastic opportunity. Whether you're looking to renovate, rebuild, or move in and make it your own, this property is full of possibilities! 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. Don't miss your chance to own in one of the city's most desirable neighborhoods—schedule your viewing today!