

# \$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	37
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.