



## 518 54 Avenue Calgary Alberta

\$624,900

ACT FAST! 4 BEDS | 2 BATHS | SEPARATE LAUNDRY | SINGLE DETACHED GARAGE. Situated in the highly sought-after community of Windsor Park, this spacious bungalow offers an incredible opportunity just minutes from Chinook Mall, Downtown Calgary, and convenient transportation options. 7 Mins to Downtown Calgary, less than 5 Mins to Chinook Mall, and less than 10 mins to the nearest TRAIN STATION. Located across from a SCHOOL and PARK, this well-maintained property is filled with natural light. Perfect as an INVESTMENT or a first home, you can live upstairs while renting out the illegal basement SUITE. The main floor features an open-concept living and dining area, two generously sized bedrooms, and its own laundry. The lower level, with a SEPARATE ENTRANCE, includes two additional spacious bedrooms, a large kitchen, living room, and laundry facilities. The property also boasts a fully fenced yard and a single detached garage. This home is an excellent opportunity. Schedule a showing today! (id:6769)

Family room 2.80 M x 4.55 M

Kitchen 2.82 M x 5.43 M

Den 1.69 M x .70 M

Bedroom 2.87 M x 3.81 M

Bedroom 2.74 M x 4.32 M

4pc Bathroom .00 M x .00 M

Kitchen 2.90 M x 2.75 M

Laundry room 1.80 M x 2.00 M

Primary Bedroom 2.91 M x 3.80 M

4pc Bathroom .00 M x .00 M

Living room 4.35 M x 4.60 M

Dining room 2.89 M x 3.51 M

Bedroom 2.72 M x 3.60 M

Listing Presented By:



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See

**Mirror**

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