



# 1559 Windsor Street Calgary Alberta

\$1,099,900

\*\*\* OPEN HOUSE, SATURDAY JULY 13, NOON-2PM \*\*\* Attention Investors and Developers! Discover an incredible opportunity with this Sloping 60 x 110 sq. ft. lot. Imagine a stunning downtown view from the second story of your new estate home, complete with a South facing walk-out basement. Located at the top of Windsor Street, an area that has seen many new Multi-Million Dollar Homes, this property is primed for development. For those not ready to build yet, the existing 1,350 sq. ft. bungalow has been extensively upgraded. The main level features 2 spacious bedrooms, 2 new bathrooms, laundry and gorgeous hardwood flooring throughout. The basement has been completely transformed into a legal 3-bedroom suite, boasting new windows, flooring, new bath, new kitchen, electrical panel, mechanics, and separate laundry. Conveniently located, it's an easy walk to Foothills Hospital, parks, walking paths, schools, and more. Plus, it's just a 10-minute commute to downtown and only minutes from the highway leading to the mountains. Don't miss out on this exceptional property! (id:6769)

Kitchen 11.00 Ft x 6.67 Ft  
Laundry room 8.17 Ft x 6.67 Ft  
Bedroom 13.00 Ft x 11.75 Ft  
Bedroom 18.75 Ft x 8.92 Ft  
Bedroom 10.42 Ft x 10.08 Ft  
Furnace 9.83 Ft x 6.17 Ft  
Living room 14.33 Ft x 13.33 Ft  
4pc Bathroom 5.00 Ft x 5.00 Ft

Dining room 12.92 Ft x 9.75 Ft  
Living room 15.17 Ft x 12.92 Ft  
Kitchen 14.33 Ft x 9.50 Ft  
Laundry room 3.00 Ft x 3.00 Ft  
Primary Bedroom 13.67 Ft x 10.92 Ft  
Bedroom 18.75 Ft x 10.67 Ft  
4pc Bathroom 5.00 Ft x 5.00 Ft  
4pc Bathroom 5.00 Ft x 5.00 Ft

Listing Presented By:



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CIR Realty

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### RE/MAX Realty Professionals

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