



## 526 52 Avenue Calgary Alberta

\$829,900

Discover a rare chance to invest in an oversized bungalow in the highly sought-after community of Windsor Park. This prime inner-city lot is 50' X 120' and is zoned R-CG, offering immense potential for future potential development. Nestled on a quiet street, this property is just minutes away from schools, parks, and local amenities. Only minutes from Chinook Centre and transit, or just 10 minutes from downtown Calgary. The well-loved family home has 1,300 sqft of living space with 3 bedrooms, 2 bathrooms, and centrally located kitchen and dining room. Separate entrance at the back leads to the basement that is a blank canvas waiting for your personal touches and needs. Outside, the large yard is complimented by an oversized detached double garage. Windsor Park is full of beautiful mature tree-lined streets and a mix of charming homes. (id:6769)

3pc Bathroom 6.58 Ft x 5.83 Ft

Recreational, Games room 11.17 Ft x 22.42 Ft

Cold room 5.92 Ft x 7.83 Ft

Storage 6.83 Ft x 5.75 Ft

Furnace 8.58 Ft x 16.83 Ft

Storage 14.08 Ft x 28.75 Ft

Primary Bedroom 13.25 Ft x 11.50 Ft

Bedroom 10.75 Ft x 9.50 Ft

Bedroom 8.33 Ft x 11.83 Ft

Living room 13.75 Ft x 15.50 Ft

Kitchen 11.25 Ft x 14.42 Ft

Dining room 13.58 Ft x 9.58 Ft

3pc Bathroom 8.17 Ft x 10.33 Ft

Laundry room 8.17 Ft x 9.67 Ft

Other 17.67 Ft x 4.17 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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