



## 5415 5 Street Calgary Alberta

\$774,777

**\*\*OPEN HOUSE SATURDAY DECEMBER 9 12:00-3:00 AND SUNDAY DECEMBER 10 1:00-4:00!!!!\*\* AMAZING OPPORTUNITY FOR DEVELOPER, LANDLORD or FIRST TIME HOMEBUYER - recently rezoned to RCG!**  
UP/DOWN Duplex on large corner lot in the beautiful and central community of Windsor Park. Completely separate legal suites with 2 furnaces, 2 hot water tanks & separate entrances. Main floor/suite offers over 1066 square feet of finished space. 2 good sized bedrooms are on one side of the home. On the other side is the living room & kitchen areas. You'll also find a central 4 pc bathroom. Spacious living room with large windows allow for maximum sunlight. Good sized kitchen and dining area which offer lots of cupboard space. Separate laundry/utility room. Moving to the lower legal suite/basement you will find an additional 1000 square feet of space offering a very similar floorplan with 2 bedrooms on one side of the home and the kitchen & family room on the other. A 4 pc bathroom is conveniently located near both the bedrooms. Again with a separate laundry/utility room. Detached garage with parking pad offer lots of extra parking. Amazing central location near all amenities (malls, ctrain, schools, major roadways, restaurants, shopping) You truly have it all here. Directly beside 2 of Calgary's most exclusive communities. Do not miss out on this incredible opportunity to turn your lemons into lemonade!! (id:6769)

4pc Bathroom 8.92 Ft x 4.92 Ft  
Bedroom 10.58 Ft x 10.33 Ft  
Bedroom 12.83 Ft x 10.33 Ft  
Family room 12.83 Ft x 17.58 Ft  
Kitchen 9.67 Ft x 12.92 Ft  
Furnace 8.92 Ft x 6.58 Ft  
4pc Bathroom 9.25 Ft x 5.00 Ft

Bedroom 12.17 Ft x 11.00 Ft  
Dining room 6.58 Ft x 7.67 Ft  
Kitchen 9.58 Ft x 12.92 Ft  
Laundry room 9.25 Ft x 7.33 Ft  
Living room 13.50 Ft x 18.08 Ft  
Primary Bedroom 12.58 Ft x 11.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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