



GRASSROOTS
REALTY GROUP

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518 54 Avenue SW
Calgary, Alberta

MLS # A2321224



\$529,900

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	929 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

ACT FAST! 4 BEDS | 2 BATHS | SEPARATE LAUNDRY | SINGLE DETACHED GARAGE. This property is an ideal investment opportunity, currently rented to long-term tenants. It also presents a great option for a first-time home buyer looking to enter the market in a prime location. Situated in the highly sought-after community of Windsor Park, this spacious bungalow offers incredible convenience just minutes from Chinook Centre, downtown Calgary, and excellent 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 with your favourite Realtor!!