



GRASSROOTS
REALTY GROUP

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440 53 Avenue SW
Calgary, Alberta

MLS # A2333123



\$859,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	785 sq.ft.	Age:	1940 (86 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Few Trees, Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Separate Entrance		

Inclusions: 2 washers, 2 dryers, 2 refrigerators, 2 electric ovens, 1 dishwasher, all window coverings, shed.

This property presents an exceptional opportunity for builders, developers, and investors. Set on a flat 50' x 120' corner lot in the heart of desirable Windsor Park, the existing home features two bedrooms and one full bathroom on the main level, along with an illegal lower-level suite, providing excellent rental or holding income while you plan your future redevelopment. The level lot offers excellent redevelopment potential in one of Calgary's most established inner-city communities. Enjoy a highly walkable lifestyle near Windsor Park School, parks, playgrounds, Chinook Centre, the LRT, and the shops and restaurants of Britannia, including Village Ice Cream and Native Tongues. Windsor Park is also home to Lina's Italian Market and a variety of other local amenities, all just a short walk away. With quick access to Macleod Trail, Glenmore Trail, and downtown, the location is second to none. Whether you're planning a custom build, redevelopment project, or investment purchase, this is a rare opportunity to secure a premium corner lot in a highly sought-after neighbourhood.