



GRASSROOTS
REALTY GROUP

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712 55 Avenue SW
Calgary, Alberta

MLS # A2335503



\$895,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,009 sq.ft.	Age:	1958 (68 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: None

*** OPEN HOUSE - SUNDAY, OCTOBER 4th - 2:00 to 3:30 pm *** Calling All Builders & Investors. WELCOME TO ONE OF WINDSOR PARK'S MOST COMPELLING DEVELOPMENT OPPORTUNITIES! THREE LOTS. ONE ASSEMBLY. ONE EXCEPTIONAL VISION. A significant Windsor Park land assembly has just become even more compelling! The original two-lot, 11,997.8 sq. ft. assembly has now been joined by 716 55 Avenue SW, creating a substantial three-lot development site of approximately 0.413 acres in one of Windsor Park's premier redevelopment locations. THREE ADJOINING LOTS. APPROX. 0.413 ACRES. EXCEPTIONAL REDEVELOPMENT POTENTIAL. This is not simply another inner-city land offering. It is an opportunity to acquire a large, contiguous development footprint in an established and increasingly valuable southwest Calgary community, surrounded by significant redevelopment activity. DEVELOPERS & BUILDERS: Before calling, we strongly encourage you to investigate the nearby amalgamation of 720, 724 and 728 55 Avenue SW into 722 55 Avenue SW, including its current zoning, approved development framework and the implications that surrounding redevelopment may have for this assembly. WINDSOR PARK IS CHANGING. LARGE ASSEMBLIES LIKE THIS ARE BECOMING INCREASINGLY DIFFICULT TO CREATE. THE OPPORTUNITY IS HERE NOW. THREE WINDSOR PARK LOTS. ONE EXTRAORDINARY SITE. INFINITE POTENTIAL. +++ Please see attached Parcel Fact Sheet and Brochure +++ The immediate vicinity along 55 Avenue SW is a hotbed for rapid multi-residential redevelopment. This assembly sits just blocks away from CF Chinook Centre, Calgary's largest and most profitable shopping mall! Future residents will have effortless, walkable access to

hundreds of retail stores, dining options, grocery shopping, and entertainment facilities. This acts as a massive selling feature for young professionals and downsizers alike. The parcels are strategically positioned within easy walking distance of the Chinook LRT Station. This seamless connection to Calgary's primary light rail network allows future tenants or buyers to commute to the downtown core in under 15 minutes, qualifying the development as highly desirable Transit-Oriented Development. Windsor Park is a highly coveted inner-city community known for its mature tree canopies, active community association, and proximity to the Elbow River pathway system. The neighbourhood features high-demand schools, such as the nearby Elboya School, along with ample parks and green spaces that attract premium rental rates and strong resale values. Developing three side-by-side lots simultaneously offers excellent economies of scale. Civil works, utility tie-ins (water, deep services, gas), excavation, and staging can be managed under a single mobilization fee. This slashes overall soft and hard construction costs compared to developing two scattered infills. There are no City trees on this lot. There is a self contained 1 bedroom suite with a full kitchen and full bathroom in the basement.