



GRASSROOTS
REALTY GROUP

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415 51 Avenue SW
Calgary, Alberta

MLS # A2344104



\$899,999

Division:	Windsor Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	878 sq.ft.	Age:	1942 (84 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Interior Lot, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: 2nd washer (is not in working condition), Patio Carpet, 2 garage door openers, hood-fan in basement, all window coverings as shown in pictures

GREAT INVESTMENT PROPERTY! A Bungalow with a SOUTHFACING BACK YARD on 2 Lots with a large Double Rear-Detached Garage and a huge Deck. Roof Shingles redone in 2026 and both house and garage have stucco. Many upgrades including new efficient LED fixtures with dimmers throughout the house, SEPARATE Basement Entry, recently painted interior walls, newer windows, new ultrasonic water descaler in the furnace room. Close to Public Schools, Daycares, Churches, Restaurants, coffee shops and Food Stores. Walking distance to C-Train, Chinook Mall, Parks Bike Paths and Transportation.