



**GRASSROOTS**  
REALTY GROUP

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435 51 Avenue  
Calgary, Alberta

MLS # A2347074



**\$869,900**

|           |                                                       |        |                   |
|-----------|-------------------------------------------------------|--------|-------------------|
| Division: | Windsor Park                                          |        |                   |
| Type:     | Residential/House                                     |        |                   |
| Style:    | Bungalow                                              |        |                   |
| Size:     | 975 sq.ft.                                            | Age:   | 1955 (71 yrs old) |
| Beds:     | 4                                                     | Baths: | 2                 |
| Garage:   | Double Garage Detached                                |        |                   |
| Lot Size: | 0.14 Acre                                             |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Many Trees, Private |        |                   |

|             |                                   |            |              |
|-------------|-----------------------------------|------------|--------------|
| Heating:    | Forced Air, Natural Gas           | Water:     | Public       |
| Floors:     | Carpet, Linoleum                  | Sewer:     | Public Sewer |
| Roof:       | Asphalt Shingle                   | Condo Fee: | -            |
| Basement:   | Full                              | LLD:       | -            |
| Exterior:   | Concrete, Wood Frame, Wood Siding | Zoning:    | R-CG         |
| Foundation: | Poured Concrete                   | Utilities: | -            |
| Features:   | See Remarks                       |            |              |

**Inclusions:** refrigerator in basement

OPPORTUNITY HAS AN ADDRESS, and it's in the heart of Windsor Park. Set across TWO LOTS on an impressive 50' x 120' parcel, this property offers the space, location and flexibility to bring a new vision to life. The home is just under 1000 square feet and has great potential, or can be taken down, making this an ideal opportunity for builders, developers or ambitious renovators. Restore and reimagine the current home, build new, or explore the future potential of this substantial inner-city site. Windsor Park continues to stand out for its unbeatable accessibility and established neighbourhood feel. From here, you're just minutes from CF Chinook Centre, access to transportation, Elbow Drive, with convenient access to downtown, nearby schools, local restaurants, everyday shopping, parks and the Elbow River pathway system. Properties with this combination of lot size, inner-city positioning and redevelopment potential are increasingly hard to find. The home may need work, but the land, the location and the possibilities are exceptional. Bring your plans, your contractor and your imagination.