

**518 54 Avenue SW**  
**Calgary, Alberta**

**MLS # A2293717**



**\$554,900**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	929 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden		

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

**Inclusions:** Dishwasher, Electric Stove, Garage Control(s), Refrigerator

**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!!