

712 55 Avenue SW
Calgary, Alberta

MLS # A2335503



\$950,000

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	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: None

PLEASE MAKE SURE TO VIEW THE ATTACHED BROCHURE FOR MORE IN DEPTH INFORMATION +++ An excellent 11,997.8 sq. ft. Assembly in Windsor Park. Two adjoining flat lots at \$950,000 each in an area that is seeing townhome and MH1 development. Please see attached Parcel Fact Sheet. There is a Precedent for Mid-Rise and High-Density Multi-Family development located very close by. The immediate vicinity along 55 Avenue SW is a hotbed for rapid multi-residential redevelopment. For instance, a nearby parcel at 722 55 Avenue SW and 720–728 55 Avenue SW has pushed forward multi-residential land-use changes. This established path reduces your zoning risk and sets a strong local precedent for maximum allowable height and unit counts. 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 two 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.