

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	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

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.