

435 51 Avenue
Calgary, Alberta

MLS # A2347074



\$844,900

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:	RC2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: refrigerator in basement

*** PRICE IMPROVEMENT*** 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.