

# \$750,000 - 525 52 Avenue Sw, Calgary

MLS® #A2215536

## \$750,000

1 Bedroom, 1.00 Bathroom, 1,024 sqft

Residential on 0.14 Acres

Windsor Park, Calgary, Alberta

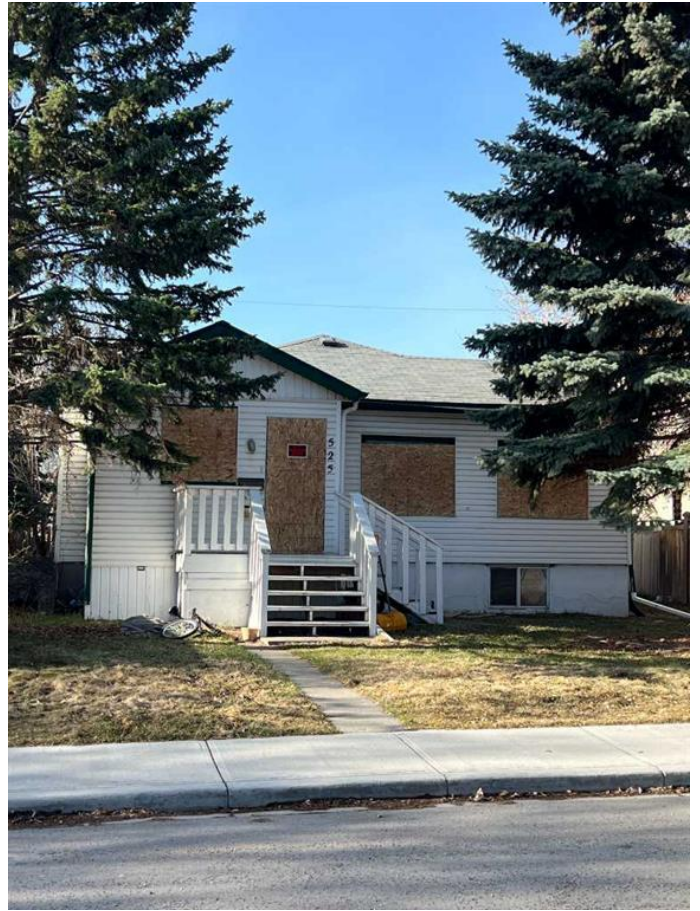
50' x 120' flat lot with a sunny, south-facing backyard—ideal for redevelopment. The property is free of power poles and perfectly positioned just a short walk from the Windsor Park Community Centre. Enjoy convenient walking access to Chinook Centre, Britannia Plaza, Stanley Park, Sandy Beach, and the Calgary Golf & Country Club. Located near top-rated schools, shopping, and public transit, with quick connections to Elbow Drive and Macleod Trail. A premier location for your next project in one of Calgary's most desirable inner-city communities.

Built in 1940

## Essential Information

MLS® #	A2215536
Price	\$750,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,024
Acres	0.14
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	525 52 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0B3

### **Amenities**

Parking	None
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### **Interior**

Interior Features	See Remarks
Appliances	Oven, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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