

# \$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

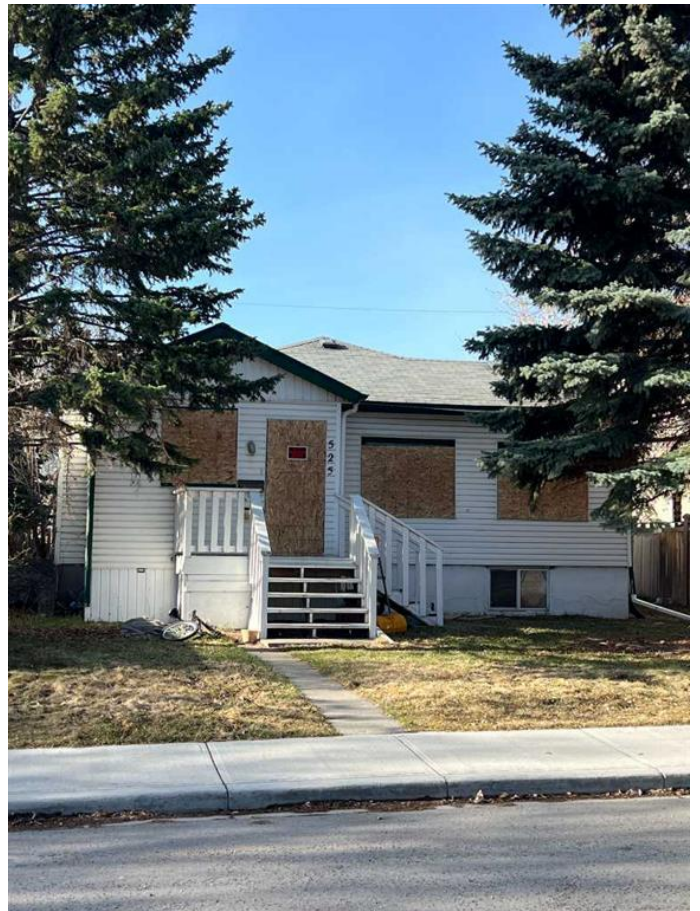
50' x 120' flat lot with a sunny, south-facing backyard—ideal for redevelopment. The property is free of power poles and perfectly positioned just a short walk from the Windsor Park Community Centre. Enjoy convenient walking access to Chinook Centre, Britannia Plaza, Stanley Park, Sandy Beach, and the 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 |
|---------|------|

### **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 | 1                |
| Zoning         | R-CG             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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