

**512 52 Avenue SW**  
**Calgary, Alberta**
**MLS # A2258784**

**\$750,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	1920 (105 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	None	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** NONE

Superb location in the heart of Windsor Park, tucked away on a quiet, tree-lined street. Sitting on an impressive 50' x 120' lot, this property offers outstanding potential. ATTENTION DEVELOPERS AND INVESTORS—this lot is zoned R-CG, providing a wide range of redevelopment options. With its desirable flat terrain, convenient back alley access, and a easy walk to Chinook Centre, Britannia Plaza, LRT, parks, schools, and of course Lina's Italian Market, this property is a rare opportunity in one of Calgary's most sought-after inner-city communities. Offered at land value only — bring your vision and seize this exceptional investment opportunity.