

# \$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

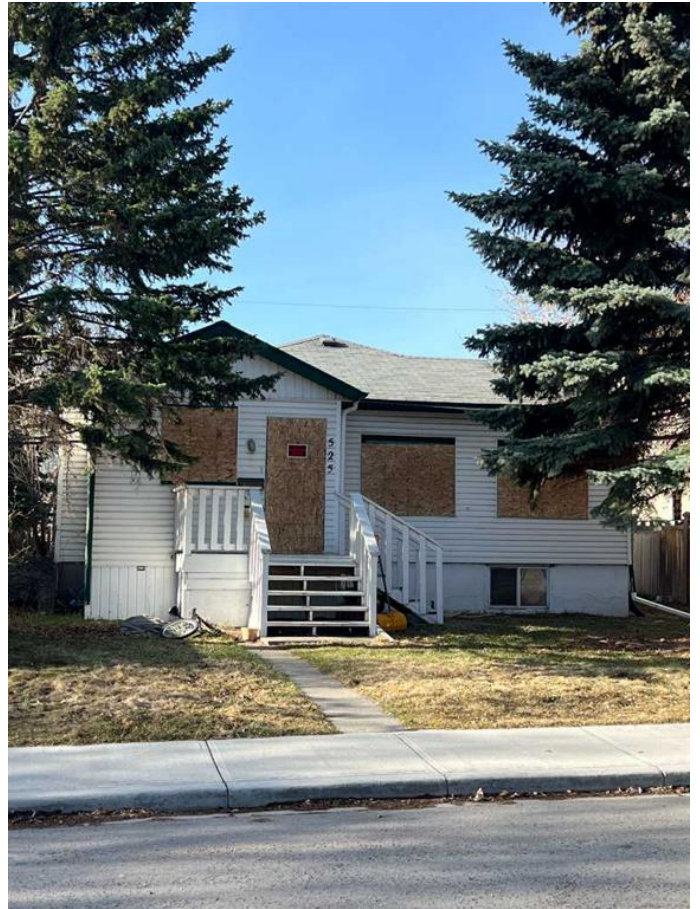
50' x 120' flat lot with a sunny, south-facing backyard—ideal for redevelopment. The property is free of power poles and perfectly positioned just a short walk from the Windsor Park Community Centre. Enjoy convenient walking access to Chinook Centre, Britannia Plaza, Stanley Park, Sandy Beach, and the 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	2
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.