

# \$829,000 - 524 54 Avenue Sw, Calgary

MLS® #A2201150

**\$829,000**

5 Bedroom, 2.00 Bathroom, 1,146 sqft  
Residential on 0.14 Acres

Windsor Park, Calgary, Alberta

Charming Bungalow in Desirable Windsor Park – A Perfect Opportunity for Investors and Builders!

Nestled in the heart of the sought-after Windsor Park neighborhood, this spacious 1,146 sq. ft. bungalow presents an incredible opportunity for investors, builders, or families looking to create their dream home. With 1,072 sq. ft. on the main level and an additional 1,009 sq. ft. in the basement, there is plenty of space to enjoy and customize.

This home has been well-maintained and thoughtfully updated over the years, ensuring comfort and value for its next owner. Nearly all windows were replaced just three years ago, improving energy efficiency and curb appeal. A new furnace was installed six years ago, providing peace of mind for the colder months. The roof on both the house and the double detached garage has also been recently replaced, offering long-term durability.

Step inside to discover a bright and inviting open-concept living and dining area, perfect for hosting gatherings or enjoying everyday life. The main bedroom and living room feature new laminate flooring, adding a modern touch to the space. The basement includes a brand-new fridge, adding extra convenience for storage and meal preparation.

Situated on a generous lot, this home boasts expansive front and back yards, ideal for



gardening, outdoor activities, or future expansion. Adding to its appeal, the house faces a beautiful green space that is part of the school, creating a scenic and peaceful setting.

With its prime location, solid updates, and endless potential, this Windsor Park bungalow is a fantastic opportunity. Whether you're looking to renovate, rebuild, or move in and make it your own, this property is full of possibilities!

Prime inner-city location, steps to Windsor Park Community Centre, walking distance to Chinook Centre & Britannia Plaza, close to Stanley Park, Sandy Beach, Calgary Golf & Country Club, schools, shopping, public transit & easy access to Elbow Drive & Macleod Trail. Don't miss your chance to own in one of the city's most desirable neighborhoods—schedule your viewing today!

Built in 1956

### **Essential Information**

MLS® #	A2201150
Price	\$829,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,146
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address 524 54 Avenue Sw

Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0C7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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