

\$750,000 - 512 52 Avenue Sw, Calgary

MLS® #A2258784

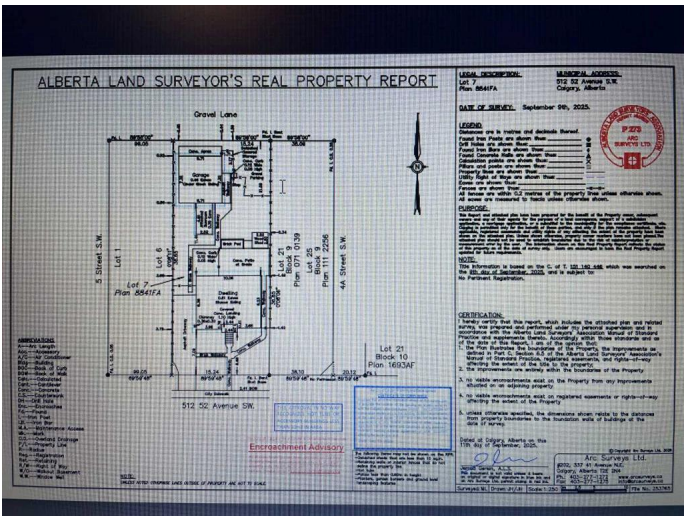
\$750,000

3 Bedroom, 1.00 Bathroom, 863 sqft
Residential on 0.14 Acres

Windsor Park, Calgary, Alberta

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.



Built in 1920

Essential Information

MLS® #	A2258784
Price	\$750,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	863
Acres	0.14
Year Built	1920
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

Community Information

Address	512 52 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0B2

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Smoking Home
Appliances	None
Heating	None
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

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.