

**702 53 Avenue SW
Calgary, Alberta**

MLS # A2248397



\$1,250,000

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,102 sq.ft.	Age:	1966 (59 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane, Membrane	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks, Separate Entrance		

Inclusions: None

75' x 120' CORNER LOT *** PRIME REDEVELOPMENT OPPORTUNITY IN WINDSOR PARK. An exceptional OPPORTUNITY for DEVELOPERS, BUILDERS AND SAVVY INVESTORS to redevelop this Corner lot located directly across the street from the Windsor Park community centre. This property is being sold primarily for land value and is offered As-Is, Where-Is, complete with a development permit for six new units with garages. Currently configured as a full side-by-side Duplex (#702 – has a main floor unit & a seperate illegal lower suite *NOTE the Kitchen has been removed from the lower illegal suite) #704 is one unit. Each side features vaulted ceilings & wood burning fireplaces. There are TWO garages at the rear of the property that were converted to a shop and office. *for an additional fee the seller will complete demolition. This amazing Windsor Park location is surrounded by top-tier amenities a short walk or drive away such as Britannia Plaza, Several great Restaurants, Chinook Mall. Act fast—opportunities like this don’t last long.