

# \$865,000 - 722 52 Avenue Sw, Calgary

MLS® #A2188100

**\$865,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.14 Acres

Windsor Park, Calgary, Alberta

"ATTENTION ALL DEVELOPERS & BUILDERS!!" Prime vacant lot available in the highly sought-after inner-city hidden gem community of Windsor Park! This spacious 50' x 120' RC-G zoned lot can be used to build your dream home, subdivided into 2 single family lots, or build multiple dwellings with rental suites. This property has no asbestos removal or demolition costs required as it has been already cleared and demolished and available for immediate possession. This great location has everything and is just minutes from downtown Calgary. Enjoy the convenience of nearby amenities including a short walk to Britannia Plaza, Stanley park, Elbow River pathways, shopping at nearby Chinook Centre, tons of Macleod Trail dining and has excellent transit access. Families will love the proximity to the designated highly sought after Elboya School Grades 5-9 and Windsor Park Elementary K-Grade 4. Windsor Park has a fantastic community center with playgrounds, tennis & basketball courts, football/soccer field, baseball diamond, winter ice rink and so much more! Opportunities like this are rare in Windsor Park, so don't miss your chance to create a modern masterpiece in one of Calgary's most desirable communities.



## Essential Information

MLS® #

A2188100

Price \$865,000  
Bathrooms 0.00  
Acres 0.14  
Type Land  
Sub-Type Residential Land  
Status Active

### Community Information

Address 722 52 Avenue Sw  
Subdivision Windsor Park  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2V 0B5

### Exterior

Lot Description Back Lane, Open Lot, Rec  
Interior Lot, Near Shopping C

### Additional Information

Date Listed January 19th, 2025  
Days on Market 73  
Zoning RC-G

### Listing Details

Listing Office Synterra Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.

