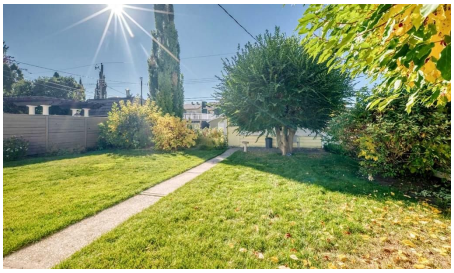
# 435 51 Avenue

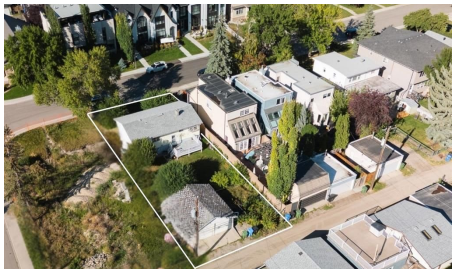
Calgary | Active | MLS® A2358359

**$799,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **2** | **1955** | **975 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by REMAX Innovations

# A closer look

OPTIONS, FLEXIBILITY & INNER-CITY LOCATION! A fresh vision starts with the right location, and this Windsor Park property offers plenty to work with. Set across TWO LOTS on a generous 50' x 120' parcel, it presents an exciting opportunity for builders, developers or renovators looking for their next project. With just under 1,000 square feet, the existing home offers potential for those ready to take on a renovation, while the substantial inner-city site invites ideas for a new build. Reimagine what's here or explore what could come next.

The location brings everyday convenience and an established neighbourhood feel together. CF Chinook Centre, local restaurants, shopping and nearby schools are all within easy reach, along with parks and the Elbow River pathway system. Convenient access to Elbow Drive, transportation and downtown keeps you connected to the best of Calgary.

With a south-facing backyard, the property offers practical features alongside its future possibilities. Whether your plans involve restoring the current home or starting fresh, this is an opportunity to create something special in a well-connected inner-city community.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2358359 |
| **Bedrooms** | 4 |
| **Bathrooms** | 2 |
| **Year Built** | 1955 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Bungalow |
| **Total Living Area:** | 975 sq. ft. |

| | |
|---|---|
| **Main Level Finished Area:** | 975 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 6,017 sq. ft. |
| **Lot Frontage:** | 50' |
| **Front Exposure:** | North |
| **Unit Exposure:** | South |
| **Floor Location:** | Ground |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1955 (Age: 71) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 3 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 1693AF |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Partially Finished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Concrete, Wood Frame, Wood Siding |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Linoleum |

| | |
|---|---|
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Water Supply:** | Public |
| **Sewer:** | Public Sewer |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **Community:** | Windsor Park |
| **Appliances:** | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| **Inclusions:** | None |
| **Restrictions:** | None Known |
| **Main Floor** | Entrance · 3'7" × 3'6" · |
| **Main Floor** | Entrance · 5'3" × 3'5" · |
| **Main Floor** | Dining Room · 8' × 7'8" · |
| **Main Floor** | Kitchen · 13'7" × 7'8" · |
| **Main Floor** | Living Room · 15'1" × 12'2" · |
| **Main Floor** | Bedroom · 11'6" × 11' · |
| **Main Floor** | Bedroom · 11'3" × 7'11" · |
| **Main Floor** | Bedroom - Primary · 12'9" × 9' · |
| **Basement** | Kitchenette · 11' × 10'4" · |
| **Basement** | Game Room · 21'6" × 11' · |
| **Basement** | Bedroom · 16'7" × 11' · |
| **Basement** | Laundry · 13'7" × 11' · |

| | |
|---|---|
| **Basement** | Storage · 11'1" × 5'4" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks |
| **Interior Features:** | See Remarks |
| **Exterior Features:** | Other, Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Lane, Back Yard, Front Yard, Many Trees, Private |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | RC2 |
| **Listed Date:** | Nov 14, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/435-51-avenue-calgary-a2358359/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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