519 52 Street NE

Calgary | Active | MLS® A2359159

$415,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1971**	**1,069 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to 519 52 Street NE, a fantastic opportunity for investors, first-time buyers, or those looking to add value and generate future rental income. Situated on a wide lot, this 1,069 sq. ft. bungalow offers 3 bedrooms up, 1 full bathroom, and hardwood flooring throughout the main level. The home features a modern, refreshed look with white cabinetry, laminate countertops, stainless steel appliances, and updated windows.

The basement offers exciting potential for future development, with preparations already underway with potential! A nearly completed bathroom, additional finishing materials, newly purchased kitchen appliances, cabinets, and other supplies are included to help get your project started.

But here's what truly sets this property apart: TWO SEPARATE OVERSIZED DETACHED GARAGES! One Garage has a single door but is oversized and can accommodate two vehicles. A rare find that provides exceptional parking, storage, or workspace flexibility. Whether you're considering additional rental potential, accommodating multiple vehicles, or providing separate parking for future occupants, the possibilities are worth exploring.

The fully fenced backyard features a concrete patio, perfect for summer BBQs and outdoor enjoyment. With a wide lot, two oversized garages, and a basement ready for your vision, this property offers a unique combination of existing functionality and future upside. Don't miss the opportunity to unlock its full potential!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359159
Bedrooms	3
Bathrooms	1
Year Built	1971
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:	1,069 sq. ft.
Acreage:	No
Lot Area:	7,556 sq. ft.
Lot Frontage:	54'2"
Front Exposure:	East
Levels:	One
Total Rooms Above Grade:	6
Year built:	1971 (Age: 55)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	5571JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Siding
Structure Type:	House
Roof:	Asphalt
Ensuite:	No
Flooring:	Hardwood
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	4
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Marlborough
Appliances:	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 11' × 8'7" ·
Main Floor	Bedroom · 12'11" × 9'5" ·
Main Floor	Dining Room · 8'7" × 8'3" ·
Main Floor	Kitchen · 15'3" × 12'11" ·
Main Floor	Living Room · 18'11" × 11'5" ·
Main Floor	Bedroom - Primary · 14'3" × 10' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Front Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C1
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/519-52-street-ne-calgary-a2359159/

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