

525 78 Avenue SW  
Calgary, Alberta

MLS # A2203065



**\$700,000**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,066 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Concrete, Vinyl Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum, No Animal Home, No Smoking Home, Wet Bar

**Inclusions:** n/a

**\*\*OPEN HOUSE SATURDAY MARCH 20TH 2-4 \*\*** Step into a rare opportunity with this extraordinary home, cherished by its original owner for 65 years and now ready for its next chapter! Nestled on an expansive 52x100 corner lot in a peaceful, field-adjacent location, this property is a dream for investors or visionaries looking to make their mark. Zoned Residential - Grade-Oriented Infill (R-CG), it's brimming with potential—perfect for redevelopment or a forever home. Inside, you'll find 3 spacious bedrooms, 2 modern bathrooms, gleaming new floors, and energy-efficient triple-pane windows throughout. The pièce de résistance? A double detached heated garage that's a game-changer for car enthusiasts or extra storage needs. Location is everything, and this home delivers! You're just moments from vibrant shopping, lush parks, top-rated schools, and multiple C-Train stations for effortless commuting. Downtown's buzz, everyday amenities, and recreational hotspots are all within easy reach, blending urban excitement with suburban calm. Whether you're an investor eyeing the large lot or a family craving space and convenience, this quiet yet connected haven checks every box. Act fast—this is a once-in-a-lifetime find with limitless possibilities!