

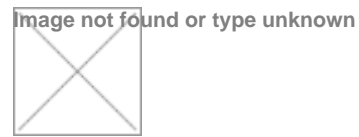


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**Century 21 Bamber Realty Ltd**  
**1612 17 Ave SW**  
**Calgary, AB**  
**T2T 0E3**

**404 55 Avenue SW, Windsor Park, Calgary, Alberta, T2V 0E7, Ca**

**MLS®# C4128430**



<b>Property Value</b>	\$749,900
<b>Type</b>	House
<b>Style</b>	Bungalow
<b>Basement</b>	Full
<b>Parking</b>	1
<b>Year Built</b>	1957
<b>Living Area</b>	1,954 sq.ft.
<b>Lot Frontage</b>	54.95 ft
<b>Lot Size Area</b>	6,609.03 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2 full

## Description

Truly one of a kind! Remarkable Mid-century modern custom built bungalow with sun room/atrium! Never before on the market, one owner home. 1954 sq.ft. on the main floor with open beam construction with cedar vaulted ceilings! The covered front entrance leads you into an open living room, dining area & sunken family room with brick fireplace. The kitchen with black appliances & mahogany cabinets has shutters to close it off from the dining room if wanted. From the kitchen enter a spacious sunroom with ceramic tile flooring & built in cabinets, could be a studio space or plant lovers paradise. 3 bedrooms with vaulted ceilings, 2 with hardwood floors. Hot water heating. Brick & wood exterior, offering complete privacy on a 55x120ft R-C2 lot. Low maintenance yard with spacious rear patio with fire pit. Many possibilities, an incredible renovation project or a holding property for future development! Public transit out your door, a school a block away. In popular Windsor Park! Walk to Chinook Centre and LRT!









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