

35 Windsor Crescent SW
Calgary, Alberta

MLS # A2258265



\$3,500,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	5,673 sq.ft.	Age:	1945 (80 yrs old)
Beds:	6	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.41 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Private, Rectangular		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Carpet, Ceramic Tile, Other		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	None		LLD: -
Exterior:	Stucco		Zoning: R-CG
Foundation:	Poured Concrete		Utilities: -
Features:	Beamed Ceilings, Bookcases, Built-in Features, Elevator, Open Floorplan, See Remarks		
Inclusions:	N/A		

Amazing location! This rare 18,000 square foot private lot backs west onto the Calgary Golf + Country Club!! A fabulous development opportunity in the heart of Calgary's most exceptional inner city location, this property is situated between the popular areas of Bel Aire + Britannia. This is a highly walkable area with excellent park spaces, schools + amenities/restaurants such as Lina's Market, Sunterra + Grumans Deli just steps away. There is a large, multi-generational home on the property that has been well maintained + enjoyed for many years by the same family. The RPR for the property is “as is" .