



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

5607 4 Street SW  
Calgary, Alberta

MLS # A2258331



\$579,900

|             |                         |            |      |
|-------------|-------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas | Water:     | -    |
| Floors:     | Laminate, Tile          | Sewer:     | -    |
| Roof:       | Flat Torch Membrane     | Condo Fee: | -    |
| Basement:   | Finished, Full, Suite   | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame      | Zoning:    | R-CG |
| Foundation: | Poured Concrete         | Utilities: | -    |
| Features:   | See Remarks             |            |      |
| Inclusions: | N/A                     |            |      |

This charming half duplex in the highly desirable Windsor Park neighborhood is a turnkey investment opportunity. The property features a legal two-bedroom basement suite and the main level is a separate two-bedroom unit, offering immediate rental income. With two separate, generous-sized units, this property offers flexibility and space. Conveniently located near Chinook Mall. Windsor Park is a fantastic and safe community within walking distance of top schools, including Elboya French Immersion, Windsor Park Community Centre and playground with tennis courts and ball diamond. You are also within steps or bike ride from the shops and restaurants of Britannia Plaza, Britannia Slopes and Riverdale off-leash dog parks, Sandy Beach, Elbow River, Stanley Park, half a block from city-wide bus service, and minutes drive to Elbow Drive, Glenmore Trail and to the downtown core! Don't miss your chance to own a piece of Windsor Park. Whether you're looking for a home with financial flexibility or a solid investment property, this charming property delivers on all fronts.