

# \$579,900 - 5607 4 Street Sw, Calgary

MLS® #A2258331

**\$579,900**

4 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.07 Acres

Windsor Park, Calgary, Alberta

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.

Built in 1976

## Essential Information

MLS® # A2258331

Price \$579,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 890                    |
| Acres          | 0.07                   |
| Year Built     | 1976                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 5607 4 Street Sw |
| Subdivision | Windsor Park     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2V 4J7          |

### **Amenities**

|                |                   |
|----------------|-------------------|
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### **Interior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Wood Burning                                      |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full, Suite                             |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
| Lot Description   | Back Lane, Back Yard  |
| Roof              | Flat Torch Membrane   |
| Construction      | Stucco, Wood Frame    |

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 18th, 2025  
Days on Market        37  
Zoning                      R-CG

**Listing Details**

Listing Office            Century 21 Bravo Realty

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