

# \$3,500,000 - 35 Windsor Crescent Sw, Calgary

MLS® #A2258265

**\$3,500,000**

6 Bedroom, 4.00 Bathroom, 5,673 sqft

Residential on 0.41 Acres

Windsor Park, Calgary, Alberta

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".

Built in 1945

## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2258265       |
| Price          | \$3,500,000    |
| Bedrooms       | 6              |
| Bathrooms      | 4.00           |
| Full Baths     | 4              |
| Square Footage | 5,673          |
| Acres          | 0.41           |
| Year Built     | 1945           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 35 Windsor Crescent Sw |
| Subdivision | Windsor Park           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3V 1V5                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |
| Has Pool       | Yes                    |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Open Floorplan, See Remarks, Beamed Ceilings, Bookcases, Elevator |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer                              |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 2                                                                                    |
| Fireplaces        | Gas, Wood Burning                                                                    |
| Basement          | None                                                                                 |

## Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Private, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Stucco                                                                                     |
| Foundation        | Poured Concrete                                                                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-CG               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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