431 53 Avenue SW

Calgary | Active | MLS® A2356931

$779,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1957**	**1,047.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Synterra Realty

A closer look

Excellent builder, developer or investment opportunity in the sought-after inner-city community of Windsor Park. Situated on a generous 50' x 120' lot with a sunny SOUTH-facing backyard, this property offers multiple possibilities-hold for investment, generate rental income, or plan for future redevelopment.
The main floor features a spacious 3 bedroom and 1 bathroom with laundry, offering a functional layout with updates including quartz countertops and vinyl flooring. The lower level contains two additional non-conforming units each providing its own separate entrance. Lower Unit A offers 1 bedroom and 1 bathroom, while Lower Unit B also features 1 bedroom and 1 bathroom.
Currently all three units are tenant occupied, the property, including garage rental, provides valuable holding income while planning your future project.
Outstanding inner-city location within walking distance to Chinook Centre and transit, with convenient access to the LRT, Britannia Shopping Plaza, Sunterra Market, restaurants, fitness facilities and numerous amenities. Enjoy an easy commute to downtown while being surrounded by everything this established community has to offer.
Whether you're looking to add an income-producing property to your portfolio, secure a prime 50' x 120' inner-city lot, or plan your next development, this Windsor Park property presents an excellent opportunity!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356931
Bedrooms	5
Bathrooms	3
Year Built	1957
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	2
Home Style:	Bi-Level

Total Living Area:	1,047.2 sq. ft.
Main Level Finished Area:	1,047.2 sq. ft.
Below Grade Finished Area:	929.4 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Unit Exposure:	North
Levels:	One
Total Rooms Above Grade:	5
Year built:	1957 (Age: 69)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	0
Plan:	399FO
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Brick/Mortar
New Constr.:	No
Construction Material:	Stucco, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Vinyl
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Windsor Park
Appliances:	Dishwasher, Microwave, Microwave Hood Fan, Oven, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen With Eating Area · 19'2" × 10'6" ·
Main Floor	Family Room · 16'5" × 13'6" ·
Main Floor	Laundry · 5' × 2'4" ·
Main Floor	Bedroom · 10'6" × 10' ·
Main Floor	Entrance · 5'9" × 3'11" ·
Main Floor	Porch - Enclosed · 7'1" × 3'9" ·
Main Floor	Bedroom - Primary · 12'2" × 10' ·
Main Floor	Bedroom · 8'10" × 7'10" ·
Basement	Entrance · 3'7" × 3'3" ·
Basement	Entrance · 11'8" × 3'7" ·
Basement	Furnace/Utility Room · 4'8" × 4'1" ·

Basement	Storage · 3'11" × 2'9" ·
Basement	Bedroom · 9'9" × 9'7" ·
Basement	Bedroom · 8'8" × 8' ·
Basement	Kitchen · 12' × 4'4" ·
Basement	Family Room · 14'3" × 12' ·
Basement	Kitchen · 8'11" × 4'5" ·
Basement	Family Room · 14'7" × 11'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/431-53-avenue-sw-calgary-a2356931/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.