5415 5 Street SW

Calgary | Active | MLS® A2351377

$699,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1959**	**1,064 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Greater Calgary Real Estate

A closer look

FULL DUPLEX "cash cow" prime for redevelopment! As clean as they come! Prime opportunity for corner lot up/down duplex rental property with future development potential. Rental income prior to vacating to sell was $2000/mo up and $1800/mo down. This is an UP/DOWN DUPLEX (5415 and 5417 5 ST SW... 2 furnaces, 2 hot water tanks, 2 separate entries/unit) on a large corner lot in the rapidly developing and centrally located community of Windsor Park. This property is a 5 minute walk to Chinook Centre, Britannia Shopping Centre, and a short commute to DT. Each unit has been renovated with most newer windows, newer insulation, newer roof, and includes 2 large bedrooms for each unit, a 4 pc bathroom for each unit, spacious living room, great kitchens with dining area, and separate laundry/utility room up and down. Detached garage with ample parking space. OWNER PURCHASER could live in one unit and rent out the other - Excellent opportunity to get into Windsor Park and subsidize your mortgage with rental income possible to qualify for a larger mortgage. OR If you are a LANDLORD looking for an excellent and super solid rental property with ample parking at the rear on a large corner lot, each unit could rent out for approximately $2000/month. OR If you are BUILDER OR DEVELOPER…this is an excellent opportunity to capitalize on the city’s land use strategy for the area that has designated corner lots to be up-zoned to higher density (R-C2 to R-CG) plans for a 3 UNIT 3 BR TOWNHOME complex with TRIPLE GARAGE have already been completed. Please enquire for additional details. Incredible value for this area to live/rent and redevelop down the road or right now.... your choice.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351377
Bedrooms	4
Bathrooms	2
Year Built	1959
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	2
Num Illegal Suites:	0
Home Style:	Bi-Level

Total Living Area:	1,064 sq. ft.
Main Level Finished Area:	1,064 sq. ft.
Below Grade Finished Area:	1,064 sq. ft.
Acreage:	No
Lot Area:	4,499 sq. ft.
Lot Frontage:	37'6"
Front Exposure:	East
Levels:	Bi-Level
Total Rooms Above Grade:	4
Year built:	1959 (Age: 67)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	1693AF
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Tile

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
City Quadrant:	Southwest
Community:	Windsor Park
Appliances:	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	All appliances x2 (1 up, 1 down) except no washing machine downstairs
Restrictions:	None Known
Main Floor	Living Room · 18'2" × 13'5" ·
Main Floor	Kitchen With Eating Area · 13'5" × 13' ·
Main Floor	Bedroom - Primary · 12'6" × 11' ·
Main Floor	Bedroom · 12' × 11' ·
Main Floor	Laundry · 9'3" × 7'3" ·
Lower Level	Living Room · 17'7" × 12'10" ·
Lower Level	Kitchen With Eating Area · 130' × 9'5" ·
Lower Level	Bedroom · 10'6" × 10'5" ·
Lower Level	Bedroom · 10'7" × 10'4" ·
Lower Level	Laundry · 8'11" × 6'7" ·
Title to Land:	Fee Simple
Community Features:	Other
Interior Features:	See Remarks

Exterior Features:	Other
Patio And Porch Features:	None
Lot Features:	See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5415-5-street-sw-calgary-a2351377/

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