716 55 Avenue SW

Calgary | Active | MLS® A2340477

$1,050,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1953**	**1,088 sq. ft.**

Your next move starts with a conversation.

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Listed by Ko Realty Ltd.

A closer look

RARE LAND ASSEMBLY OPPORTUNITY in the heart of Windsor Park! This 50' x 120' (6,003 sq ft) lot at 716 55 Avenue SW joins two immediate neighbouring lots, also currently listed for sale, to create a three-lot assembly totalling approximately 18,000 sq ft (.413 acres), zoned R-CG (Comprehensive Grade-Oriented Infill District) - one of Windsor Park's premier assembly opportunities. Buyers should do their own research on the amalgamation of 720, 724 and 728 - 722 55 Avenue SW, its current zoning, and its likely future redevelopment potential before calling.

Located within walking distance to schools, shopping, parks, golf, and the pathway system, this assembly is ideally suited for a larger-scale infill or multi-unit redevelopment in one of Calgary's most established inner-city communities. While the redevelopment potential is the headline, the existing 1,088 sq ft, 5-bedroom bungalow offers a solid holding property in the meantime. Thoughtfully renovated in 2013, it features a custom spice kitchen, a private sauna, granite and quartz counters, and beautifully landscaped gardens with a deck for outdoor entertaining. The fully finished basement adds 2 more bedrooms, a second kitchen setup (fridge, stove, and freezer included), and in-basement laundry, while a double detached garage with alley access completes the property.

Whether you're assembling a multi-lot development site, securing a single infill build, or looking for an income-producing holding property with upside, this Windsor Park opportunity checks every box. Don't miss this rare combination of livability today and redevelopment potential tomorrow.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340477
Bedrooms	5
Bathrooms	2
Year Built	1953
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Bungalow
Total Living Area:	1,088 sq. ft.
Main Level Finished Area:	1,088 sq. ft.
Below Grade Finished Area:	1,045 sq. ft.
Acreage:	No
Lot Area:	6,002 sq. ft.
Lot Frontage:	50'½"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	1953 (Age: 73)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	4606GN
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Concrete, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	5
Parking:	Alley Access, Double Garage Detached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Windsor Park
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	Fridge, stove and freezer in the basement
Restrictions:	None Known
Main Floor	Kitchen · 13'7" × 12'3" ·
Main Floor	Dining Room · 8'4" × 7' ·
Main Floor	Living Room · 12'3" × 11'8" ·
Main Floor	Bedroom - Primary · 13'8" × 11'3" ·
Main Floor	Bedroom · 13'3" × 8'7" ·
Main Floor	Bedroom · 9'11" × 8'4" ·
Basement	Family Room · 19'1" × 11'2" ·
Basement	Kitchenette · 12'8" × 8'4" ·
Basement	Bedroom · 12'5" × 8'3" ·
Basement	Bedroom · 18'1" × 11'2" ·
Basement	Laundry · 13' × 9'3" ·

Title to Land:	Fee Simple
Community Features:	Golf, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Granite Counters, Quartz Counters
Exterior Features:	Barbecue, Private Yard
Patio And Porch Features:	Deck, See Remarks
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Aug 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/716-55-avenue-sw-calgary-a2340477/

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