

\$2,999,000 - 433 53 Avenue Sw, Calgary

MLS® #A2268062

\$2,999,000

0 Bedroom, 0.00 Bathroom, 4,976 sqft

Multi-Family on 0.14 Acres

Windsor Park, Calgary, Alberta

A rare opportunity to own a brand-new 4plex with 4 legal basement suites – a total of 8 self-contained units combining modern design, exceptional construction quality, and unbeatable inner-city convenience. Located in the desirable community of Windsor Park, just steps from Chinook Centre, Britannia Plaza, schools, and major transit routes, this property offers a premium investment opportunity with strong rental demand.

Each upper unit features 3 bedrooms, 2.5 bathrooms, and an open-concept main floor with designer kitchens, quartz countertops, and luxury vinyl plank flooring. The legal basement suites include 9-ft ceilings, 2 bedroom, 1 bathroom, and bright, functional layouts with private side entrances – ideal for maximizing rental income or multi-generational living.

Designed and built to the highest standards, this project showcases a modern architectural aesthetic, durable exterior materials, and thoughtful layouts throughout. With 8 rentable units and ample parking, it presents an exceptional opportunity for investors seeking steady cash flow and long-term appreciation.

Eligible for CMHC MLI Select (subject to lender and CMHC approval) – allowing potential low down payment and extended amortization. A true turnkey multi-family investment in one of Calgary's most



central and accessible neighborhoods.

Built in 2026

Essential Information

MLS® #	A2268062
Price	\$2,999,000
Bathrooms	0.00
Square Footage	4,976
Acres	0.14
Year Built	2026
Type	Multi-Family
Sub-Type	4 plex
Status	Active

Community Information

Address	433 53 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0B8

Amenities

Parking Spaces	4
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Additional Information

Date Listed	October 30th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	MaxWell Canyon Creek
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