



**433 53 Avenue SW
Calgary, Alberta**

MLS # A2268062

\$2,999,000



Division: Windsor Park

Type: Multi-Family/4 plex

Style: -

Size: 4,976 sq.ft. **Age:** 2026 (0 yrs old)

Beds: - **Baths:** -

Garage: -

Lot Size: 0.14 Acre

Lot Feat: -

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: R-CG

Utilities: -

Heating: -

Floors: -

Roof: -

Basement: -

Exterior: -

Foundation: -

Features: -

Inclusions: N/A

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.