



GRASSROOTS
REALTY GROUP

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431 53 Avenue SW
Calgary, Alberta

MLS # A2345821



\$829,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,047 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Brick/Mortar

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Two Outdoor Sheds

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 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!