

\$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
----------------	---

Additional Information

Date Listed	October 30th, 2025
Days on Market	19
Zoning	R-CG

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.