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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 (-1 yrs old)

Beds: - Baths:
Garage: Lot Size: 0.14 Acre

Lot Feat: -

Heating: - Bldg Name: - Floors: - Water: - Sewer: - Sewer: - LLD: - Exterior: - Zoning: R-CG

Foundation: - Utilities: - Floors: - Floors: R-CG

Inclusions: N/A

Features:

A rare opportunity to own a brand-new 4plex with 4 legal basement suites — a total of 8 self-contained units combining modern

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.