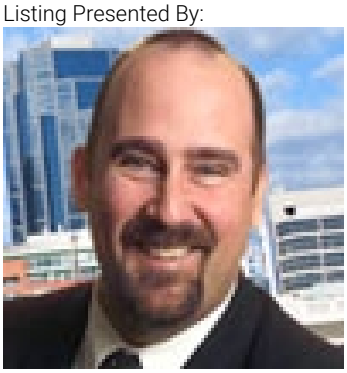



# 431 53 Avenue Calgary Alberta

$779,000

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 all three units are 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! (id:6769)

Listing Presented By:



Originally Listed by:
Synterra Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Other 3.25 Ft x 3.58 Ft
Other 11.67 Ft x 3.58 Ft
Furnace 4.67 Ft x 4.08 Ft
Storage 3.92 Ft x 2.75 Ft
4pc Bathroom 6.92 Ft x 4.92 Ft
Bedroom 9.75 Ft x 9.58 Ft
Bedroom 8.00 Ft x 8.67 Ft
Kitchen 12.00 Ft x 4.33 Ft
Family room 14.25 Ft x 10.00 Ft
Kitchen 8.92 Ft x 4.42 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft
Family room 14.58 Ft x 11.67 Ft
Other 19.17 Ft x 10.50 Ft
Family room 16.42 Ft x 13.50 Ft
Laundry room 5.00 Ft x 2.33 Ft
4pc Bathroom 8.17 Ft x 5.17 Ft
Bedroom 10.50 Ft x 10.00 Ft
Other 3.92 Ft x 5.75 Ft
Other 7.83 Ft x 3.75 Ft

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.