

\$1,250,000 - 702 53 Avenue Sw, Calgary

MLS® #A2248397

\$1,250,000

7 Bedroom, 5.00 Bathroom, 2,102 sqft

Residential on 0.21 Acres

Windsor Park, Calgary, Alberta

75' x 120' CORNER LOT *** PRIME REDEVELOPMENT OPPORTUNITY IN WINDSOR PARK. An exceptional OPPORTUNITY for DEVELOPERS, BUILDERS AND SAVVY INVESTORS to redevelop this Corner lot located directly across the street from the Windsor Park community centre. This property is being sold primarily for land value and is offered As-Is, Where-Is, complete with a development permit for six new units with garages. Currently configured as a full side-by-side Duplex (#702 â€“ has a main floor unit & a seperate illegal lower suite *NOTE the Kitchen has been removed from the lower illegal suite) #704 is one unit. Each side features vaulted ceilings & wood burning fireplaces. There are TWO garages at the rear of the property that were converted to a shop and office. *for an additional fee the seller will complete demolition. This amazing Windsor Park location is surrounded by top-tier amenities a short walk or drive away such as Britannia Plaza, Several great Restaurants, Chinook Mall. Act fastâ€”opportunities like this donâ€™t last long.

Built in 1966

Essential Information

MLS® #	A2248397
Price	\$1,250,000



Bedrooms	7
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,102
Acres	0.21
Year Built	1966
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	702 53 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0C3

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	High Ceilings, See Remarks, Separate Entrance
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Brick Facing, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Corner Lot, Landscaped, Rectangular Lot, Treed
Roof	Flat Torch Membrane, Membrane

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Real Estate Calgary
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.