

# \$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. 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. 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	Gas, Living Room, Wood Burning, Brick Facing
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
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Days on Market	6
Zoning	R-CG

**Listing Details**

Listing Office	Real Estate Calgary
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