

# \$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 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 fast opportunities like this don'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 |
|-------------|-------------------|

|                |      |
|----------------|------|
| Days on Market | 11   |
| Zoning         | R-CG |

## Listing Details

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

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