



**GRASSROOTS**  
REALTY GROUP

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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 (0 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

A rare opportunity to own a brand-new 4plex with 4 legal basement suites &mdash; 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 &mdash; 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) &mdash; allowing potential low down payment and extended amortization. A true turnkey multi-family investment in one of Calgary's most central and accessible neighborhoods.