

# \$3,199,999 - 431 54 Avenue Sw, Calgary

MLS® #A2266710

**\$3,199,999**

0 Bedroom, 0.00 Bathroom, 5,500 sqft  
Multi-Family on 0.14 Acres

Windsor Park, Calgary, Alberta

A tremendous opportunity to enhance your real estate portfolio with this show-stopping 4-plex in the Windsor Park—an established inner-city community known for its central location, strong rental demand, and vibrant neighborhood charm. This brand-new, purpose-built investment property features four beautifully designed townhomes, each with 3 bedrooms, paired with four fully legal 2-bedroom basement suites—eight rentable units in total, all with private entrances for maximum flexibility and income potential. From the moment you arrive, the striking curb appeal sets this property apart. The exterior design is a standout, showcasing timeless architecture with a modern twist—clean lines, premium materials, and a sophisticated color palette create a truly upscale, boutique feel. Thoughtful landscaping, stylish lighting, and a unified facade add to the classy, high-end aesthetic that’s rarely seen in multi-family builds. Inside, each unit is finished with contemporary, low-maintenance features designed to attract quality tenants and minimize operational costs. Quartz countertops, stainless steel appliances, luxury vinyl plank flooring, and large energy-efficient windows bring together form and function with elegant ease. Ideally located just minutes from downtown Calgary and within easy reach of major roadways, transit, parks, schools, ROCKYVIEW hospital and CHINOOK shopping, this property offers unmatched convenience for tenants and exceptional cash



flow potential for investors. CMHC Select Financing eligible, this is a rare opportunity to own a high-yield, turnkey asset with long-term appreciation in a prime location. Don't miss your chance to invest in one of the most visually stunning and thoughtfully designed 4-plexes Calgary has to offer. 50x120 R-C2 LOT GREAT SCHOOL CATCHMENT: ELBOYA SCHOOL . A GREAT OPPORTUNITY FOR INVESTORS.

Built in 2026

### Essential Information

MLS® #	A2266710
Price	\$3,199,999
Bathrooms	0.00
Square Footage	5,500
Acres	0.14
Year Built	2026
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey
Status	Active

### Community Information

Address	431 54 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2v 0c6

### Amenities

Amenities	None
Parking Spaces	8
Parking	Single Garage Detached
# of Garages	4

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Convection Oven, Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator
Heating	Central
Cooling	Sep. HVAC Units
# of Stories	3

## Exterior

Exterior Features	Courtyard
Lot Description	Back Lane
Roof	Asphalt, Asphalt Shingle
Construction	Concrete, Shingle Siding, Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 23rd, 2025
Days on Market	8
Zoning	RESIDENTIAL

## Listing Details

Listing Office	MaxValue Realty Ltd.
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