

\$749,000 - 643 53 Avenue Sw, Calgary

MLS® #A2251796

\$749,000

3 Bedroom, 3.00 Bathroom, 1,501 sqft

Residential on 0.02 Acres

Windsor Park, Calgary, Alberta

This isn't just another townhome—it's a complete lifestyle upgrade. Modern design, low maintenance living, and your own private outdoor spaces all wrapped up in one of Calgary's most established inner-city neighbourhoods.

Welcome to Windsor Park and a home situated FACING THE PARK - where treelined streets, greenspace, and the river pathway network set the tone for a connected city lifestyle. You're just minutes from Chinook Centre, Britannia Plaza, boutique shops, markets, and some of Calgary's best restaurants. Coffee shops, fitness studios, and the Calgary Golf & Country Club are all nearby, and downtown is an easy commute. Spread across three levels and designed with a NORTH TO SOUTH ORIENTATION, this home is filled with natural light morning and evening. The main floor sets the stage with 9' CEILINGS, WIDE PLANK FLOORING, and a SLEEK OPEN CONCEPT KITCHEN featuring full height cabinetry, quartz counters throughout home, and generous storage. Step seamlessly from inside to your FRONT PATIO OR PRIVATE FENCED SOUTH BACKYARD DECK AND YARD—perfect for morning coffee or evening entertaining.

On the second floor, you'll find two SPACIOUS BEDROOMS BOTH WITH WALK IN CLOSETS, plus a full bathroom and laundry designed with convenience in mind. Then it's up to THE ENTIRE THIRD LEVEL—IS YOUR OWN PRIVATE MASTER



OASIS. Here, a LOFTED DEN, a SUBSTANTIAL WALK IN CLOSET, and a SPA INSPIRED ENSUITE create a luxurious escape all your own.

The basement is ready for your personal vision: a guest suite, home gym, or creative workspace. Outside, a detached single garage with 220V rough-in for EV charging and extra storage completes the package.

With its blend of style, function, and unbeatable location, this is a rare chance to own a BRAND-NEW TOWNHOME IN THE HEART OF CALGARYâ€™S INNER CITYâ€™ideal for anyone who wants modern living without compromise.

Built in 2025

Essential Information

MLS® #	A2251796
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,501
Acres	0.02
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	643 53 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0C2

Amenities

Amenities	None
Parking Spaces	1
Parking	Alley Access, Garage Door Opener, See Remarks, Single Garage Detached, Titled, Covered
# of Garages	1

Interior

Interior Features	Built-in Features, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling	None, Rough-In
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Back Lane, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Metal Siding, Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	13
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

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