

\$779,100 - 641 53 Avenue Sw, Calgary

MLS® #A2266316

\$779,100

3 Bedroom, 3.00 Bathroom, 1,566 sqft

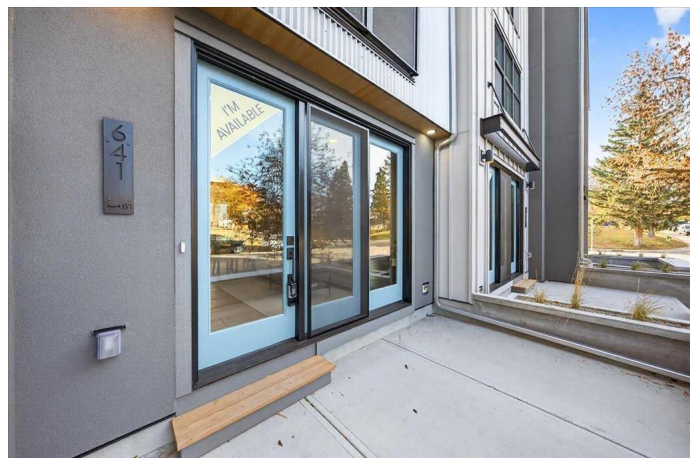
Residential on 0.03 Acres

Windsor Park, Calgary, Alberta

OPEN HOUSE - SUNDAY OCTOBER 26TH
2:00-4:00 - THERE'S A CERTAIN
ENERGY TO WINDSOR PARK THAT
INNER-CITY BALANCE OF CHARACTER,
CONVENIENCE, AND QUIET THAT ONLY
COMES WITH TIME. Mature trees frame
walkable streets, cafés and shops sit a few
minutes away, and downtown feels close
enough to reach without losing the
neighbourhood calm. It's one of those
pockets where people stay for decades and
where new builds are carefully chosen, not
crammed in.

That's what makes this Homes by Avi
townhome so special. A BOUTIQUE INFILL
PROJECT in a well-loved southwest
community, it blends MODERN DESIGN with
the kind of craftsmanship usually reserved for
custom builds. The exterior pairs CLEAN
ARCHITECTURAL LINES, metal accents, and
a calm, TIMELESS PALETTE that's more
about proportion and material than trend.

INSIDE, EVERY LEVEL FEELS
DELIBERATE. The main floor connects living,
dining, and kitchen in one continuous flow,
with windows on two sides pulling in light from
morning through late afternoon. The kitchen
brings together CEILING-HEIGHT
CABINETRY, a Silgranit sink, and quartz
counters that balance durability with
understated luxury. Subtle details like the
pantry placement, mudroom access, and



tucked-away powder room”make daily life feel thought through.

Upstairs, two secondary bedrooms each include a walk-in closet, and the shared four-piece bath features an OVERSIZED VANITY for real counter space. HE THIRD FLOOR IS WHERE THE VIBE SHIFTS”YOUR OWN PRIVATE RETREAT, anchored by an ensuite that pairs dual sinks with a tiled glass shower and a sense of calm that carries through to the large walk-in closet beyond. A small WINDOWED NOOK at the end of the hall adds flexible space for work or reading”one of those touches you don’t realize you needed until you have it.

From the SOUTH-FACING DECK and fully fenced yard to the DETACHED SINGLE GARAGE off the rear lane, it’s built for the way people actually live”not for show, but for rhythm. Even the full unfinished basement gives you room to grow without forcing the decision now.

IN A NEIGHBOURHOOD THIS ESTABLISHED, MODERN HOMES RARELY FEEL THIS NATURAL. 641 53 Avenue SW fits right in”and stands quietly apart. Book your showing and see how effortlessly Windsor Park still delivers on what inner-city living is supposed to feel like.

Built in 2025

Essential Information

MLS® #	A2266316
Price	\$779,100
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,566
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	641 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, Covered, Garage Door Opener, See Remarks, Single Garage Detached, Titled
# of Garages	1

Interior

Interior Features	Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas, High Efficiency, Humidity Control
Cooling	None, Rough-In
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	October 25th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.