

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

MLS® #A2266316

\$779,100

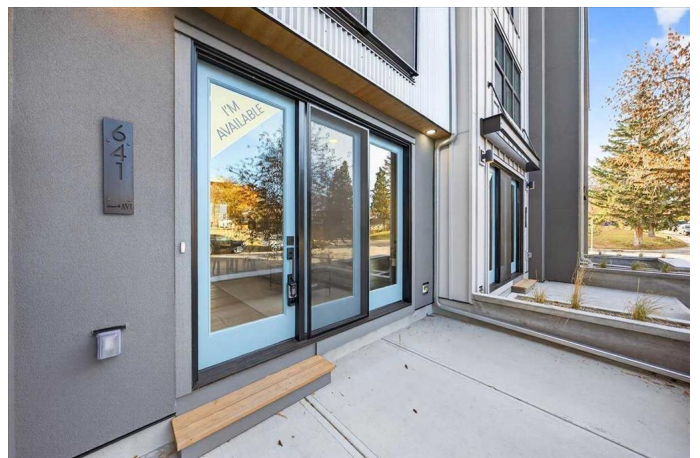
3 Bedroom, 3.00 Bathroom, 1,566 sqft
Residential on 0.03 Acres

Windsor Park, Calgary, Alberta

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, caf s 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, Garage Door Opener, See Remarks, Titled, Covered, Single Garage Detached
# 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	High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling	None, Rough-In
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Interior Lot, Landscaped, Rectangular 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	12
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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