



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**427 53 Avenue, Calgary T2V 0B8**

MLS®#: **A2122053**

Area: **Windsor Park**

Listing Date: **04/12/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1935**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,377**  
Low Sqft:  
Ttl Sqft: **1,377**

DOM

**37**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Private,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Detached,Driveway,Front Drive,Garage Faces Rear,Oversized,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame**  
Flooring: **Hardwood,Laminate,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Open Floorplan,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

| <u>Room</u>             | <u>Level</u>    | <u>Dimensions</u>     |
|-------------------------|-----------------|-----------------------|
| <b>Kitchen</b>          | <b>Main</b>     | <b>8`5" x 8`0"</b>    |
| <b>Living Room</b>      | <b>Main</b>     | <b>12`5" x 9`8"</b>   |
| <b>Foyer</b>            | <b>Main</b>     | <b>12`1" x 8`4"</b>   |
| <b>3pc Ensuite bath</b> | <b>Second</b>   | <b>6`11" x 6`0"</b>   |
| <b>Bedroom</b>          | <b>Second</b>   | <b>12`4" x 9`7"</b>   |
| <b>Family Room</b>      | <b>Basement</b> | <b>13`2" x 11`10"</b> |

| <u>Room</u>              | <u>Level</u>    | <u>Dimensions</u>     |
|--------------------------|-----------------|-----------------------|
| <b>Nook</b>              | <b>Main</b>     | <b>9`8" x 6`9"</b>    |
| <b>Living Room</b>       | <b>Main</b>     | <b>13`7" x 8`3"</b>   |
| <b>Bedroom - Primary</b> | <b>Second</b>   | <b>13`10" x 11`7"</b> |
| <b>Bedroom</b>           | <b>Second</b>   | <b>13`2" x 9`7"</b>   |
| <b>4pc Bathroom</b>      | <b>Second</b>   | <b>7`10" x 7`6"</b>   |
| <b>Den</b>               | <b>Basement</b> | <b>9`10" x 8`10"</b>  |

|                |                 |                     |                     |                 |                    |
|----------------|-----------------|---------------------|---------------------|-----------------|--------------------|
| <b>Bedroom</b> | <b>Basement</b> | <b>13`2" x 8`8"</b> | <b>Laundry</b>      | <b>Basement</b> | <b>4`5" x 3`2"</b> |
| <b>Laundry</b> | <b>Basement</b> | <b>7`0" x 4`5"</b>  | <b>3pc Bathroom</b> | <b>Basement</b> |                    |
|                |                 |                     | Legal/Tax/Financial |                 |                    |

|                   |              |             |  |         |  |
|-------------------|--------------|-------------|--|---------|--|
| Title:            |              | Zoning:     |  |         |  |
| <b>Fee Simple</b> |              | <b>R-C2</b> |  |         |  |
| Legal Desc:       | <b>399FO</b> |             |  | Remarks |  |

|                     |  |  |  |  |  |
|---------------------|--|--|--|--|--|
| Pub Rmks:           | <p><b>If you're looking for charm and character and investment flexibility, then look no further! This 2-storey Inner city home in the established neighbourhood of Windsor Park has exactly what you're looking for. Situated on a HUGE 50'x120' lot with almost 1400 sqft of living space above grade with substantially finished basement for additional living space or suite potential, a front parking pad, as well as an oversized double garage with a 100amp sub-panel and a workshop! The property is already zoned RC-2 and offers amazing potential for future development and re-zoning! For now, though, you'll have this massive, south facing yard with privacy and space between the neighbours! You'll love the updates throughout the home, including, gorgeous cabinets, Laminate &amp; vinyl flooring, new lighting, Skylights, stainless steel appliances, and so much more. This open concept main floor plan is perfect for entertaining and hosting family gatherings. A quaint breakfast bar with seating for two, is great for the on the go professional or sit in the adjoining spacious dining area. Our favorite part of this space however... is how bright it is from all the sunshine beaming in! The second level has 3 bedrooms including the primary suite, which features a walk-in closet, custom built-in shelving, and a 3-piece ensuite, creature comforts like this are rare in a home of this vintage! Completing this bright upper level is a 4-piece bathroom, and of course more sunlight! Head downstairs to this partially finished lower level that brings loads of possibilities, primarily an illegal suite that's roughed in with its own laundry, it is pre-existing, and the bedroom has an updated legal window and just needs someone to put a little love into it! If you don't want a suite and need the space, the hard parts are all done! This location is second to none, with quick access to downtown, Britannia shopping district featuring Native Tongues, Gruman's Deli &amp; Lina's Italian Market. Elbow River and Sandy Beach Access is also steps away, not to mention transit and Chinook Center! We're happy to accommodate your showing requests, it's an exciting opportunity. Seize it.</b></p> |  |  |  |  |
| Inclusions:         | <b>None</b>  |  |  |  |  |
| Property Listed By: | <b>RE/MAX Landan Real Estate</b>   |  |  |  |  |

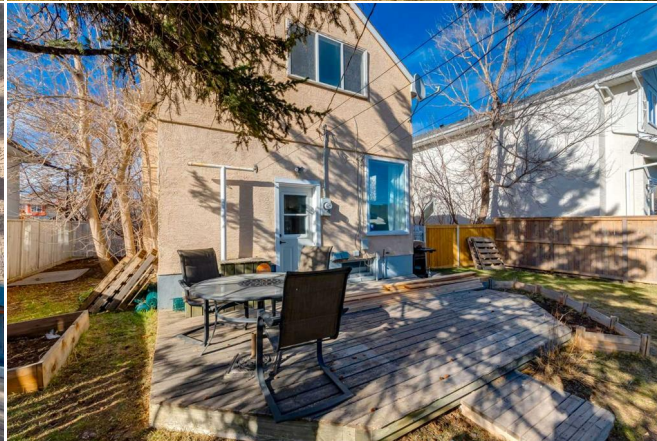
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

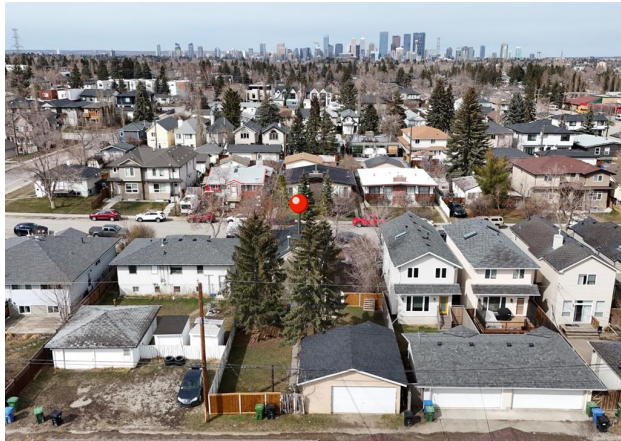












### 427 53 Ave SW

~ 50' x 120' RC-2 Lot

~ Illegal Suite (pre-existing & roughed in)

~ South Backing Yard

~ Oversized Double Garage (24x20) w/Workshop Area Addition & Sub Panel

~ Over 1800ft2 Developed Living Space

~ Open Concept Kitchen w/Shaker Style, Full Height Cabinets

~ Breakfast Bar | Stainless Steel Appliances

~ Black & Gold Accent Hardware & Faucets

~ Designer Lighting Updated Throughout

~ 4 Beds | 3 Full Bathrooms

~ Upper Level Laundry & Basement Laundry

~ Upgraded Railings & Bannisters

3-pc Ensuite | Walk-In Closet

~ Hardwood, LVP & Laminate Flooring

~ New Shingles On House & Garage

~ MidEff Furnace

~ Quick Access To Chinook Center, Downtown, Elbow River, Britannia Shopping Area & So Much More!