

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

MLS® #A2266316

## \$779,100

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

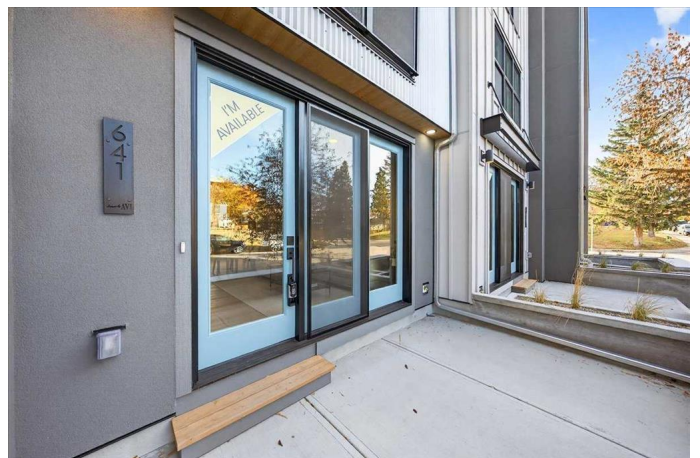
Windsor Park, Calgary, Alberta

INNER-CITY ENERGY, WITHOUT THE NOISE.

There's something about Windsor Park—that rare inner-city rhythm where character, convenience, and calm actually coexist. Mature trees line the sidewalks, cafés and shops wait just a short walk away, and downtown is close enough to touch without ever breaking the neighbourhood's quiet. It's the kind of place people settle into for decades—and where new homes are chosen with care, not crammed for profit.

That's exactly what makes this Homes by Avi townhome stand out. A boutique infill tucked into one of Calgary's most loved southwest pockets, it fuses modern design with the craftsmanship and intention of a custom build. The exterior speaks softly but confidently—clean architectural lines, metal accents, and a timeless, well-balanced palette that puts proportion ahead of trend.

Step inside, and the sense of design continues. The main floor flows seamlessly from living to dining to kitchen, anchored by windows on two sides that flood the space with light from morning to late afternoon. The kitchen is both elegant and hardworking—ceiling-height cabinetry, quartz counters, a Silgranit sink, and details that simply make sense: a tucked-away powder room, smart pantry placement, and back-entry mudroom access.



Upstairs, two secondary bedrooms each include walk-in closets, while the shared four-piece bath earns bonus points for an oversized vanity—real counter space, finally.

Then comes the third floor: your private retreat. The primary suite spans the entire level, with dual sinks, a tiled glass shower, a generous walk-in closet, and that subtle serenity you feel the moment you close the door. A windowed flex nook at the end of the hall adds a perfect corner for work, reading, or coffee-in-quiet.

Outside, the south-facing deck, fenced yard, and detached single garage are designed for everyday rhythm—not for show, but for life. Even the unfinished basement gives you space to grow, without the pressure to decide now.

In a neighbourhood this established, modern homes rarely feel this natural. 641 53 Avenue SW fits right in—and quietly stands apart. Book your showing and fall back in love with what inner-city living was always meant to be.

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, Single Garage Detached, Titled, Covered |
| # 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 | 15                 |

ZoningR-CG

Listing Details

Listing OfficeCIR 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.