

# \$248,000 - 409, 525 56 Avenue Sw, Calgary

MLS® #A2202708

**\$248,000**

2 Bedroom, 1.00 Bathroom, 848 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Welcome to Unit 409 at 525 56 Ave SW, a spacious top-floor 2-bedroom condo in the heart of Windsor Park. Featuring the largest balcony in the building, this bright and airy unit offers ample living space and natural light.

Enjoy the convenience of heated underground parking, a secure storage locker, and a well-managed building in a sought-after inner-city location.

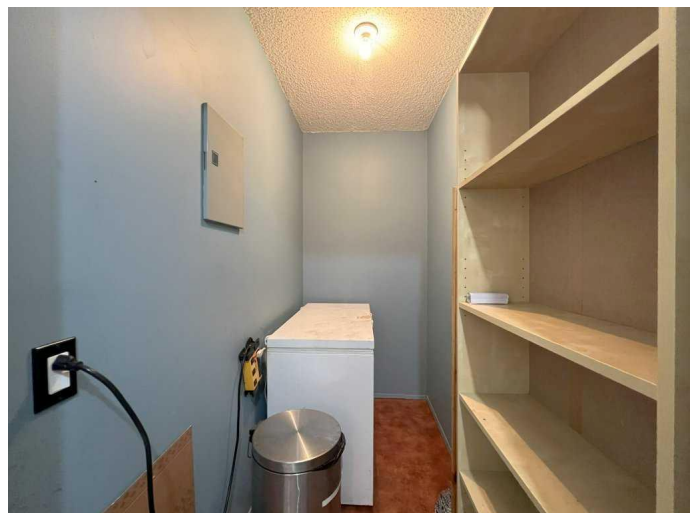
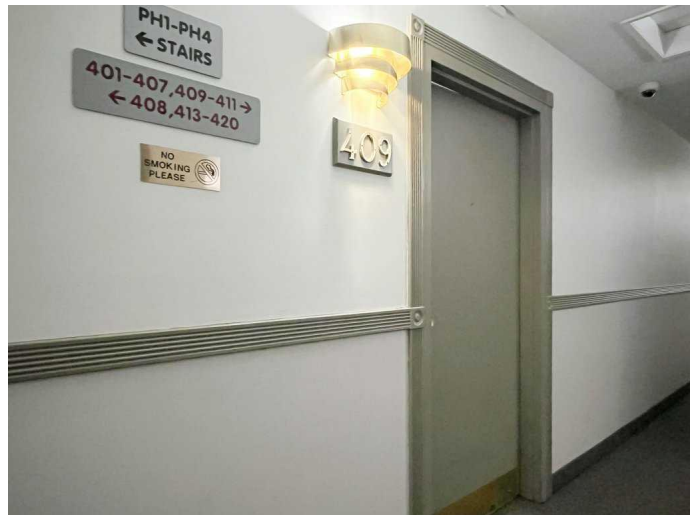
Just steps from Chinook Centre, transit, parks, and top dining options, this home is a fantastic opportunity for both homeowners and investors.

Don't miss out—schedule your viewing today!

Built in 1983

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2202708    |
| Price          | \$248,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 848         |
| Acres          | 0.00        |
| Year Built     | 1983        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 409, 525 56 Avenue Sw |
| Subdivision | Windsor Park          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 4Z9               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Party Room, Snow Removal, Storage, Visitor Parking, Laundry |
| Parking Spaces | 1  |
| Parking        | Assigned, Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan                                  |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator |
| Heating           | Baseboard                                       |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning                                    |
| # of Stories      | 4   |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Brick, Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 36               |
| Zoning         | M-C2             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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