

# \$238,900 - 412, 525 56 Avenue Sw, Calgary

MLS® #A2250839

**\$238,900**

2 Bedroom, 1.00 Bathroom, 828 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

This top-floor corner 2-bedroom condo in Windsor Park is move-in ready with stylish updates and plenty of space. The kitchen is equipped with stainless steel appliances and a convenient eat-up breakfast bar. There's a room for both a dining area and a generous living room that opens onto your private, oversized south-facing balcony—perfect for morning coffee or relaxing at the end of the day. A cozy wood-burning fireplace adds warmth and character. Both bedrooms are spacious with excellent closet space, and a built-in desk makes working from home a breeze. The large laundry room fits full-size machines and provides bonus storage for pantry items or seasonal clothes. Extras include underground parking, an additional storage locker, and the peace of mind of a well-managed building with an on-site manager. Living in Windsor Park means enjoying the best of both convenience and community. Just minutes from downtown, you'll have easy access to shops, restaurants, and services, with Chinook Centre and the Chinook LRT station only a short walk away. Outdoor enthusiasts will love nearby Stanley Park, the Elbow River pathways, and the tree-lined streets that make the neighborhood feel welcoming and walkable. With its central location and great mix of homes, Windsor Park is a popular choice for first-time buyers, young professionals, and downsizers looking for comfort, value, and lifestyle all in one. Book your showing today!



Built in 1983

## Essential Information

MLS® #	A2250839
Price	\$238,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	828
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	412, 525 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4C9

## Amenities

Amenities	Parking, Recreation Room, Snow Removal, Storage, Trash, Garbage Chute
Parking Spaces	1
Parking	Stall, Underground

## Interior

Interior Features	Elevator, No Smoking Home, Quartz Counters, Storage
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

# of Stories                4

## Exterior

Exterior Features    Balcony  
Roof                    Asphalt Shingle  
Construction        Brick, Vinyl Siding, Wood Frame

## Additional Information

Date Listed            September 3rd, 2025  
Days on Market       2  
Zoning                  M-C2

## Listing Details

Listing Office         Engel & Völkers Calgary

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.