

# \$224,900 - 309, 525 56 Avenue Sw, Calgary

MLS® #A2238729

## \$224,900

2 Bedroom, 1.00 Bathroom, 850 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Explore Oxford Parc in Windsor Park, where you'll find a meticulously maintained 2-bedroom, 1-bathroom condo offering 850 sq ft of comfortable living space. It has been recently painted and is move-in ready, featuring a bright, open layout. The condo includes heated, assigned underground parking and offers ample laundry facilities in the oversized shared laundry room. A large private balcony provides the perfect spot for relaxation or entertaining.

The well-cared-for building also offers a spacious event room. Conveniently situated just steps from the LRT, Chinook Centre, parks, playgrounds, and schools, with easy access to major routes, this condo is an excellent choice for first-time buyers, downsizers, or investors, combining comfort, style, and a prime location.

Built in 1983

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238729  |
| Price          | \$224,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 850       |
| Acres          | 0.00      |
| Year Built     | 1983      |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 309, 525 56 Avenue Sw |
| Subdivision | Windsor Park          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 4Z9               |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Elevator(s), Laundry, Secured Parking, Storage, Party Room |
| Parking Spaces | 1                                                          |
| Parking        | Underground                                                |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, No Animal Home, No Smoking Home                                  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator |
| Heating           | Baseboard, Natural Gas                                                              |
| Cooling           | None                                                                                |
| # of Stories      | 4                                                                                   |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 24              |
| Zoning         | M-C2            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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