

# \$239,000 - 114, 525 56 Avenue Sw, Calgary

MLS® #A2203529

**\$239,000**

2 Bedroom, 1.00 Bathroom, 800 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Discover this beautifully renovated 2-bedroom ground-level apartment, offering both style and convenience! Featuring new flooring throughout, contemporary countertops complemented by sleek white backsplash tiles and updated cabinets, plus all new stainless appliances, this unit is move-in ready. The bathroom boasts a new vanity sink and modern light fixture, while the in-unit laundry adds extra convenience – unlike some other units that rely on a shared coin-laundry room. Being on the ground floor, enjoy easy access without elevators, making moving in a breeze. The unit has exclusive patio space and includes one assigned underground parking space, bike storage and an assigned storage locker just steps across the hallway for added convenience. Plus, scheduled window replacements are getting ready by the condominium corporation.

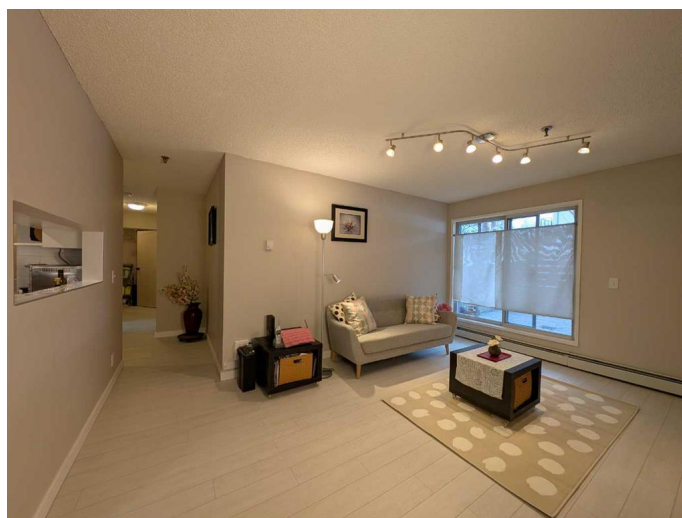
Located in an exceptional area, this home is just a short walk to Chinook Mall, with easy access to the C-Train and Glenmore Trail, making commuting effortless. A great opportunity for first-time buyers, downsizers, or investors – schedule your viewing today! The RMS measurement is below grade.

Built in 1983

## Essential Information

MLS® # A2203529

Price \$239,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	800
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	114, 525 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4Z9

### Amenities

Amenities	Bicycle Storage, Elevator(s), Party Room, Secured Parking, Coin Laundry, Storage
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Laminate Counters, No Smoking Home, No Animal Home
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Barbecue
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 26th, 2025
Days on Market	82
Zoning	M-C2

**Listing Details**

Listing Office	J Capital Realty
----------------	------------------

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.