

# \$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.

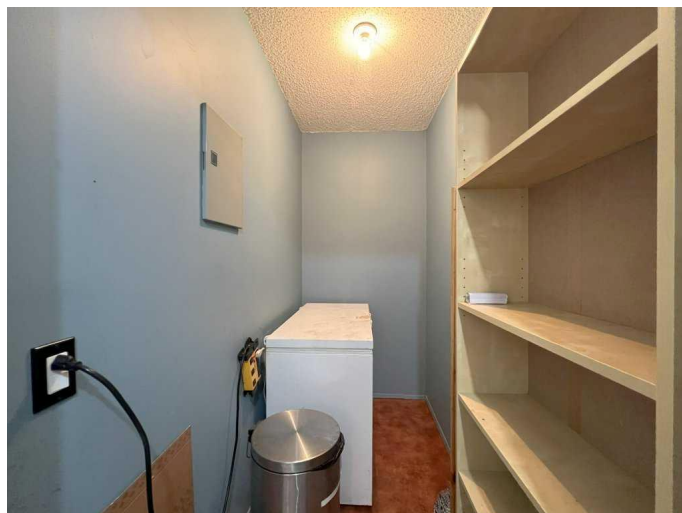
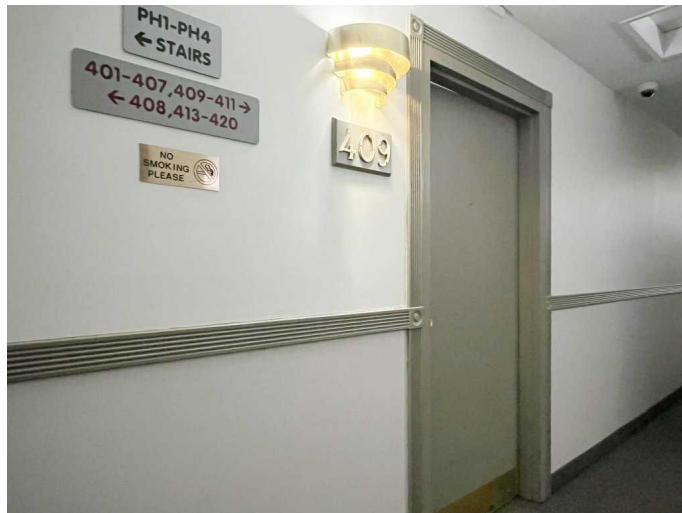
Just steps from Chinook Centre, transit, parks, and top dining options, this home is a fantastic opportunity for both homeowners and investors.

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	Snow Removal, Storage, Visitor Parking, Bicycle Storage, Laundry, Party Room
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	23
Zoning	M-C2

### **Listing Details**

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

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.