

# \$233,900 - 412, 525 56 Avenue Sw, Calgary

MLS® #A2250839

**\$233,900**

2 Bedroom, 1.00 Bathroom, 828 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

NEW Price! This TOP FLOOR CORNER 2-bedroom condo in Windsor Park is move-in ready with 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          | \$233,900         |
| 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, Trash, Garbage Chute, Storage |
| Parking Spaces | 1                                                                     |
| Parking        | Stall, Underground, Secured                                           |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Quartz Counters, Storage, Elevator                                                  |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Living Room, Stone, 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      10  
Zoning                 M-C2

## Listing Details

Listing Office         Engel & Völkers Calgary

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