

# \$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.

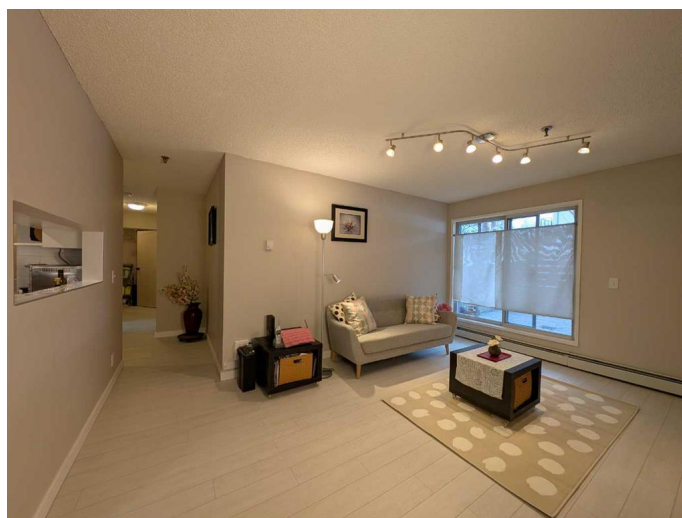
Located in an exceptional area, this home is just a short walk to Chinook Mall, with easy access to the C-Train and Glenmore Trail, making commuting effortless. A great opportunity for first-time buyers, downsizers, or investors – schedule your viewing today! The RMS measurement is below grade.

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

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, No Animal Home, No Smoking 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      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 87               |
| Zoning         | M-C2             |

**Listing Details**

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

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