

# \$224,500 - 406, 525 56 Avenue Sw, Calgary

MLS® #A2212366

## \$224,500

1 Bedroom, 1.00 Bathroom, 748 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

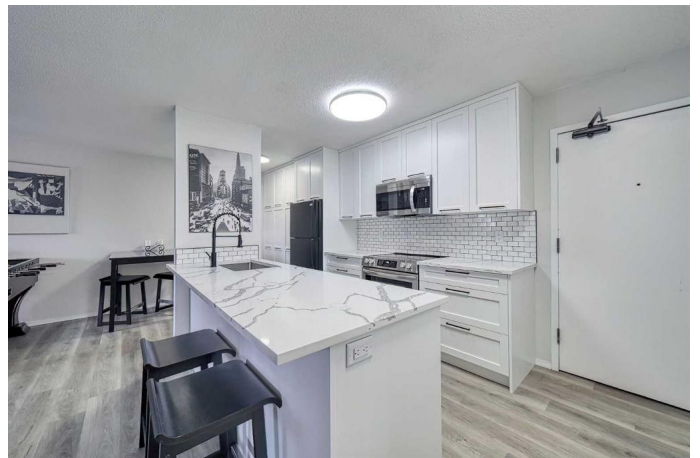
TOP FLOOR - GORGEOUS RENOVATION - SOUTH FACING BALCONY. This beautiful FULLY RENOVATED 1 bedroom, 1 bathroom condo is situated in the heart of Windsor Park with close proximity to CF Chinook Centre, LRT station, parks and schools. Offering a bright, open and functional floorplan with modern vinyl plank flooring, chic tones and finishing throughout and a chef's kitchen with timeless white cabinetry, quartz countertops, stainless steel appliances and loads of cabinet space. The dining area transitions to the living room where you will have access to the sunny balcony for summer enjoyment. The primary bedroom is spacious with ample space for a king bed and the 4 piece bathroom will be sure to impress with the modern restoration. Don't overlook the convenient insuite laundry, assigned storage locker, bike storage and heated, underground parking. This well-managed building provides a spacious event room available for booking, perfect for hosting family gatherings or community events. Book your showing today...nothing to do but move in and enjoy all this community has to offer!

Built in 1983

## Essential Information

MLS® # A2212366

Price \$224,500



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 748               |
| Acres          | 0.00              |
| Year Built     | 1983              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 406, 525 56 Avenue Sw |
| Subdivision | Windsor Park          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 4Z9               |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Laundry, Parking, Snow Removal, Storage, Visitor Parking, Party Room |
| Parking Spaces | 1                                                                                     |
| Parking        | Underground                                                                           |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Storage                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                         |
| Cooling           | None                                                                           |
| # of Stories      | 4                                                                              |

### Exterior

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

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 17th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 4    |
| Zoning         | M-C2 |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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