



GRASSROOTS
REALTY GROUP

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309, 525 56 Avenue SW
Calgary, Alberta

MLS # A2238729



\$224,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 628
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home		

Inclusions: n/a

Explore Oxford Parc in Windsor Park, where you'll find a meticulously maintained 2-bedroom, 1-bathroom condo offering 850 sq ft of comfortable living space. It has been recently painted and is move-in ready, featuring a bright, open layout. The condo includes heated, assigned underground parking and offers ample laundry facilities in the oversized shared laundry room. A large private balcony provides the perfect spot for relaxation or entertaining. The well-cared-for building also offers a spacious event room. Conveniently situated just steps from the LRT, Chinook Centre, parks, playgrounds, and schools, with easy access to major routes, this condo is an excellent choice for first-time buyers, downsizers, or investors, combining comfort, style, and a prime location.