



GRASSROOTS
REALTY GROUP

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412, 525 56 Avenue SW
Calgary, Alberta

MLS # A2250839



\$233,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	828 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Elevator, No Smoking Home, Quartz Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 605
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: None

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 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! OPEN HOUSE SUNDAY Sep 21 from 11 am to 1 PM.