



110, 525 56 Avenue SW
Calgary, Alberta

MLS # A2302526



\$199,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	667 sq.ft.	Age:	1983 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 517
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: none

Ideally situated just minutes from Chinook Centre, the Calgary C-Train, and downtown Calgary, this home offers unbeatable convenience. Enjoy easy access to Glenmore Trail, Deerfoot Trail, and Crowchild Trail, with a wide variety of amenities, shopping, and dining along Macleod Trail just moments away. This well-maintained unit features several thoughtful updates. The kitchen offers newer cabinetry, a black fridge and stove, and a newer stainless steel dishwasher. A convenient peekaboo island with an eating bar opens to the spacious living room, creating a more open concept. Flooring has been updated with ceramic tile in the kitchen and bathroom, along with newer laminate throughout the main living areas. The bright living room is finished in tasteful neutral tones and opens through sliding patio doors to a generously sized, south-facing private patio—perfect for relaxing or entertaining, with ample space for BBQs and outdoor furniture. The bedroom is well-proportioned and includes plenty of closet space. A partially renovated four-piece bathroom features a newer vanity and toilet. Additionally the building offers a clean well-maintained common laundry on the main level as well as access to the clubhouse with a cozy fireplace and space for gatherings. There is also an extra storage unit (E6) located on the main level and an assigned underground parking for added convenience. Whether you’re a first-time buyer or investor, this is an excellent opportunity. A current tenant is in place and would be happy to stay; however, notice has been given, and the unit can be vacant as of August 1, 2026.