

# \$309,500 - 406, 511 56 Avenue Sw, Calgary

MLS® #A2254258

**\$309,500**

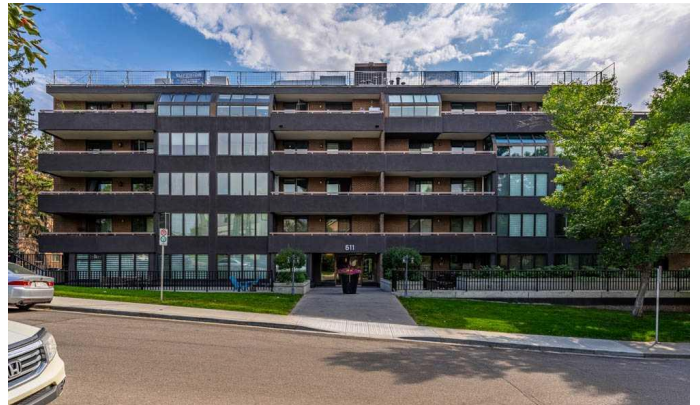
2 Bedroom, 1.00 Bathroom, 998 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Welcome to Windsor Park, one of Calgary's inner city communities. This renovated 2 bedroom condo offers a bright and spacious layout in a solid concrete building. Just steps from Chinook Mall, close to downtown, and with quick access to major routes, the location is hard to beat. Inside, the unit has been fully updated with a brand new kitchen featuring modern cabinetry and updated appliances. New flooring flows throughout, and the open design creates a seamless connection between the living and dining areas. A wood burning fireplace adds a cozy touch for Calgary's winters, while sliding doors open to a large private balcony with room to relax. The spacious primary bedroom enjoys excellent natural light and enough room to double as a home office or workout area. It also features a walk through closet with direct access to the renovated bathroom, giving it the feel of a private ensuite. A second bedroom offers flexibility for family, guests, or office space. Additional highlights include in suite laundry, a storage room, and underground heated parking. This well maintained building provides excellent amenities including a fitness centre, sauna, and party room. With the unit's modern renovations, thoughtful features, and a prime location, this condo is truly move in ready. Please see Video and 3D tour.

Built in 1981



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2254258          |
| Price          | \$309,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 998               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 406, 511 56 Avenue Sw |
| Subdivision | Windsor Park          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 0G6               |

## Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Storage |
| Parking Spaces | 1                                                |
| Parking        | Parkade, Underground                             |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Wood Burning                                                                                  |
| # of Stories      | 5                                                                                             |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | None                          |
| Roof              | Tar/Gravel                    |
| Construction      | Brick, Concrete, Metal Siding |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 19                  |
| Zoning         | M-C2 d150           |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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