110 525 56 Avenue SW

Calgary | Active | MLS® A2329201

$159,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1983**	**666.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Diamond Realty & Associates Ltd

A closer look

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. New fresh coat of paint throughout makes it feel bright, fresh and spacious. Living room opens through sliding patio doors to a generously sized, south-facing private patio, 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 steps from the unit 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 (54) for added convenience. Whether you’re a first-time buyer or investor, this is an excellent opportunity. Property is vacant and ready for move in.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2329201
Bedrooms	1
Bathrooms	1
Year Built	1983
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	666.5 sq. ft.
Main Level Finished Area:	666.5 sq. ft.
Condo Fee:	$516.52
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1983 (Age: 43)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	1
Plan:	9111542
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes

Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Oxford Parc
Community:	Windsor Park
Amenities:	Coin Laundry, Elevator(s), Parking, Party Room, Storage
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Inclusions:	garburator
Restrictions:	None Known, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Other · 10'2" × 8'1" ·
Main Floor	Living Room · 13'4" × 13'1" ·
Main Floor	Dining Room · 11'9" × 9'3" ·
Main Floor	Kitchen With Eating Area · 9'6" × 8'3" ·
Main Floor	Bedroom - Primary · 12'4" × 11'2" ·
Main Floor	Storage · 3'9" × 3'6" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks

Interior Features:	Kitchen Island
Exterior Features:	None
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Jul 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/110-525-56-avenue-sw-calgary-a2329201/

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