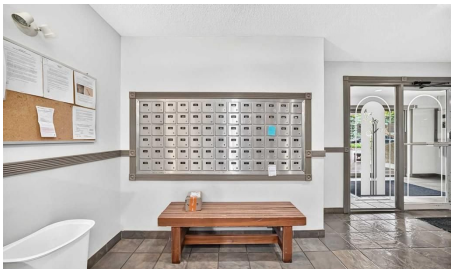
1P 525 56 Avenue SW

Calgary | Active | MLS® A2344372

$184,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1983**	**735.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Diamond Realty & Associates Ltd

A closer look

Amazing penthouse unit in a very well-maintained building, ideally located close to all amenities. Enjoy walking distance to Chinook Centre and the C-Train, with Rockyview General Hospital, parks, schools, shopping and restaurants all just minutes away. This south-facing unit offers an abundance of natural light and an inviting open-concept from the kitchen to the dining room and living room area.

The kitchen has been nicely renovated and features plenty of newer cabinetry, granite countertops, newer stainless steel appliances and a large island with an eating bar, making it an ideal space for entertaining. The spacious living room features a corner wood-burning fireplace, which is being sold in as-is condition, creating a warm and inviting focal point. The large bedroom offers an electric fireplace and plenty of closet space, while the updated bathroom adds to the appeal of this renovated unit. There is also a generous storage area within the suite that makes an excellent walk-in closet.

Additional features include vinyl plank flooring, underground parking and a separate storage locker conveniently located on the main level. Parking stall #9 is located on the parking level, and the additional storage locker is at the end of the west hallway on the main level, last door on the left. Common laundry and party room are located on main level on the east facing hallway when you come into the building. Plenty of street parking is also available. This is one of the nicest units in the complex and is a must to see. The current tenant is secured on a lease until March 14 2027, and is willing to remain in the property, making this an excellent opportunity for a buyer looking for a turn-key investment.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344372
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:	735.2 sq. ft.
Main Level Finished Area:	735.2 sq. ft.
Condo Fee:	$560.25
Condo Fee Includes:	Heat, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Top
Entry Level:	4
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
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:	0
Plan:	9111542
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete, Vinyl Siding, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	2
Fireplace Details:	Bedroom, Electric, Living Room, Wood Burning
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
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, Refrigerator, Stove(s), Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living/Dining Room Combination · 20' × 13'8" ·
Main Floor	Balcony · 12'6" × 6' ·
Main Floor	Bedroom - Primary · 14'11" × 11'4" ·
Main Floor	Kitchen With Eating Area · 14'9" × 9'3" ·
Main Floor	Storage · 5' × 4' ·
Main Floor	Entrance · 5'4" × 2'6" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Granite Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Sep 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1p-525-56-avenue-sw-calgary-a2344372/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.