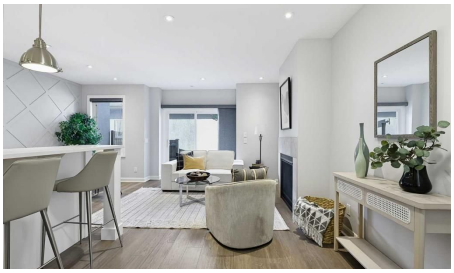
2 530 56 Avenue SW

Calgary | Active | MLS® A2344979

$549,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2016**	**1,263.95 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by 2% Realty

A closer look

Experience stylish inner-city living in this contemporary Windsor Park townhome, offering modern design, thoughtful upgrades, low condo fees and an unbeatable location. With over 1,849 sq. ft. of fully developed living space across three levels, plus a single detached garage, this stylish 2+1-bedroom home presents an exceptional opportunity for professionals, investors or small families. The bright and open main floor showcases 9-foot ceilings, new flooring(2025), large windows and elegant finishes throughout. The inviting living room is anchored by a sleek gas fireplace with a tile surround, while the adjacent dining area provides a perfect setting for entertaining. The chef-inspired kitchen features quartz countertops, full-height custom cabinetry, stainless steel appliances, and an oversized island with breakfast seating. A discreet powder room completes the main level. Upstairs, two spacious bedrooms each have the privacy of their own bathroom. The primary retreat offers a walk-in closet and a beautifully appointed ensuite with a tiled glass shower, creating a comfortable and relaxing space to unwind. The fully developed basement extends the living area with a generous recreation room, a third full bathroom, and an additional bedroom that's ideal for guests, a home office, gym, or flexible living space. Outside, enjoy your private patio, perfect for morning coffee or summer evenings, along with the convenience of a detached single garage that provides secure parking and additional storage. This self-managed complex is well maintained and benefits from low condo fees, making ownership both practical and affordable. Newer roof (2024). Situated on a quiet street in one of Calgary's most desirable communities, you'll enjoy quick access to downtown, Chinook Centre, Britannia Plaza, schools, parks, public transit and the Elbow River pathway system. Offering contemporary design, a versatile living space and a sought-after location, this move-in-ready Windsor Park townhome is a rare opportunity to enjoy the very best of inner-city living. Call to book your private viewings today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344979
Bedrooms	3
Bathrooms	4
Year Built	2016
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,263.95 sq. ft.
Main Level Finished Area:	608.53 sq. ft.
Below Grade Finished Area:	585.49 sq. ft.
Condo Fee:	$300.00
Condo Fee Includes:	Insurance, Reserve Fund Contributions
Front Exposure:	East
Unit Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	2016 (Age: 10)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1611881
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Composite Siding, Stucco, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Assigned, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Windsor Park
Amenities:	Other
Appliances:	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	none
Restrictions:	Board Approval
Pets Allowed:	Cats OK, Dogs OK, Yes
Main Floor	Dining Room · 13'5" × 1'4" ·
Main Floor	Kitchen · 14'5" × 10'7" ·

Main Floor	Living Room · 18' × 10'8" ·
Upper Level	Bedroom - Primary · 15'5" × 10'11" ·
Upper Level	Bedroom · 12'11" × 11'2" ·
Basement	Family Room · 13' × 10'7" ·
Basement	Bedroom · 12' × 11'3" ·
Basement	Furnace/Utility Room · 10'1" × 4'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Landscaped, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-530-56-avenue-sw-calgary-a2344979/

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