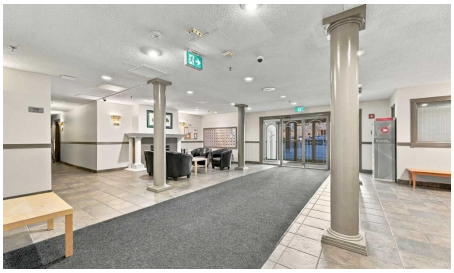
306 525 56 Avenue SW

Calgary | Active | MLS® A2356682

$175,000









Bedrooms	Bathrooms	Year Built	Living area
1	1	1983	742.73 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to Oxford Parc! This spacious one-bedroom condo offers a functional layout, generous room sizes and a convenient location just minutes from Chinook Centre, shopping, restaurants and transit. The bright interior features fresh paint throughout, updated grey-toned flooring, a spacious living room with access to a south facing covered balcony, a dedicated dining area and a functional kitchen with ample cabinetry and a convenient pass-through to the living area. The generously sized bedroom easily accommodates a king-sized bed and additional furniture, while the four-piece bathroom and separate in-suite storage room with built-in shelving add everyday convenience. One assigned parking stall (#89) is also included. An excellent opportunity for first-time buyers, down-sizers or investors looking for comfortable, low-maintenance living in an established Calgary community. Great location, practical layout and excellent value!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356682
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:	742.73 sq. ft.
Condo Fee:	$560.25

Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Sewer, Snow Removal, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
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, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Assigned, Stall, 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), Party Room, Secured Parking, Storage, Trash
Appliances:	Dishwasher, Electric Stove, Refrigerator
Inclusions:	Ceiling Fan
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 17'5" × 11'4" ·
Main Floor	Dining Room · 8'1" × 7'3" ·
Main Floor	Kitchen · 7'8" × 7'5" ·
Main Floor	Living Room · 21'2" × 13'9" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	Ceiling Fan(s), Laminate 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:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/306-525-56-avenue-sw-calgary-a2356682/

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

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