

**101, 525 56 Avenue SW**  
**Calgary, Alberta**

**MLS # A2242512**



**\$189,900**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	636 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Brick, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 467
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2
<b>Utilities:</b>	-

**Inclusions:** N/A

The best priced unit! Discover comfort and convenience at Oxford Parc in Windsor Park with this freshly updated 1-bedroom, 1-bathroom condo offering 636 sq ft of well-designed living space. Recently painted throughout, knockdown ceilings, this home features brand-new laminate countertops and all-new stainless steel appliances, except Microwave is white, making this unit truly move-in ready. Enjoy a bright, open layout with a spacious living area that flows onto a large patio—ideal for relaxing or entertaining. The unit also comes with a secure underground parking stall and a separate dedicated storage space on main floor of building for added convenience. The building is immaculately maintained and offers a spacious event room and oversized shared laundry facilities. Across the hall from unit. Located just steps from the LRT, Chinook Centre, parks, schools, and major roadways, this property offers unbeatable access to everything you need. Perfect for first-time buyers, investors, or downsizers—this is a turnkey opportunity in a fantastic location!