

2, 534 56 Avenue SW
Calgary, Alberta

MLS # A2261135



\$335,000

Division:	Windsor Park		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	564 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: See Private Remarks

Amazing Opportunity to Own an Inner-City 2 Bedroom Townhouse in Desirable Windsor Park! This spacious bi-level offers nearly 1,000 sq. ft. of living space with 2 bedrooms, 1.5 baths, air conditioning, and LOW condo fees — move-in ready and available for immediate possession! Freshly painted throughout with brand new carpets and modern light fixtures, this home feels bright, clean, and welcoming. The upper level features an open-concept layout with a stylish kitchen complete with upgraded stainless steel appliances, a generous corner pantry, a breakfast nook, and a peninsula with bar seating. The adjoining dining and living area is perfect for relaxing or entertaining, featuring hardwood floors, a cozy gas fireplace, and large windows that fill the space with natural light. A convenient 2-piece bath completes this level. Downstairs, you’ll find two spacious bedrooms with high ceilings, a full 4-piece bathroom, and a separate laundry room. The thoughtful layout provides privacy between the living and sleeping areas, along with ample storage and double hallway closets. Enjoy your private fenced patio—ideal for morning coffee or evening unwinding—plus assigned parking directly behind the unit. This well-managed 4-plex combines the convenience of condo living with the comfort and privacy of a home. Located minutes from downtown, Chinook Centre, Britannia Plaza, schools, parks, and public transit, this is an incredible opportunity to live or invest in one of Calgary’s most sought-after inner-city communities.