

2, 530 56 Avenue SW
Calgary, Alberta

MLS # A2321082



\$579,900

Division:	Windsor Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,264 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Assigned, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	none		

****Open House: Sun, Aug 2, 1-3 pm**** 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!