

\$335,000 - 2, 534 56 Avenue Sw, Calgary

MLS® #A2261135

\$335,000

2 Bedroom, 2.00 Bathroom, 564 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

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 â€” 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, youâ€™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 patioâ€”ideal for morning coffee or evening unwindingâ€”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.

Built in 2004

Essential Information

MLS® #	A2261135
Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	564
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	2, 534 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0G7

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Parking Pad, Stall

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Heatilator
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, Paved, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2025
Days on Market	9
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.