

# \$234,900 - 307, 617 56 Avenue Sw, Calgary

MLS® #A2249186

## \$234,900

2 Bedroom, 1.00 Bathroom, 838 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

**LIFESTYLE & VALUE** - Here is a thoughtfully refreshed 2 Bedroom Condo in a superb inner city location. It's a fabulous affordable opportunity be it moving up, across or downsizing, as well as investment. Nestled in the charming west side of Windsor Park, enjoy the landscaped grounds and tree-lined street. This sizable unit has been professionally repainted in contemporary tone. Also there is a new carpeting - so comfy on the feet . And recently. the bathroom has been delightfully updated. The full width South Deck adds so much to the condo lifestyle. Step out and soak up the rays. Handy same floor laundry - frees up unit space, cost-effective & hey & no risk of washer flood in unit. Convenient rear parking. Windsor Park enjoys an exceptional location. Steps to both Britannia Plaza & Crossing, Sunterra. bistros, shops and services. Grab-a-java or ice-nice-cream and stroll to Sandy Beach or Stanley Park. Easy jaunt to Chinook, Heritage Park, Rockyview Hospital. Great transit and C-Train. Minutes to DT. Low condo fees & property taxes. Professionally cleaned & ready to go - Wrap it up, sit back and enjoy.

Built in 1977

## Essential Information

MLS® # A2249186

Price \$234,900





Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	838
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	307, 617 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0G9

### Amenities

Amenities	Bicycle Storage, Parking, Trash, Laundry, Snow Removal
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	See Remarks, Storage, Vinyl Windows, Chandelier
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

### Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Siding
Foundation	Poured Concrete

### Additional Information



Date Listed	October 2nd, 2025
Days on Market	3
Zoning	M-C2

### **Listing Details**

Listing Office	CIR Realty
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