

# \$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 | 33                |
| Zoning         | M-C2              |

### **Listing Details**

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

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