

# \$214,900 - 202, 635 56 Avenue Sw, Calgary

MLS® #A2205722

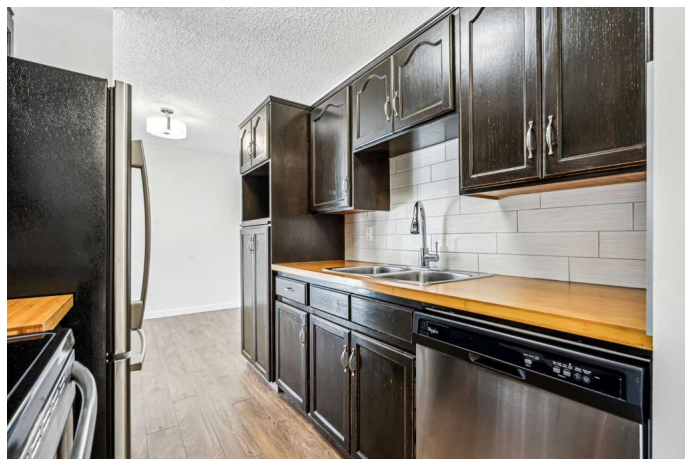
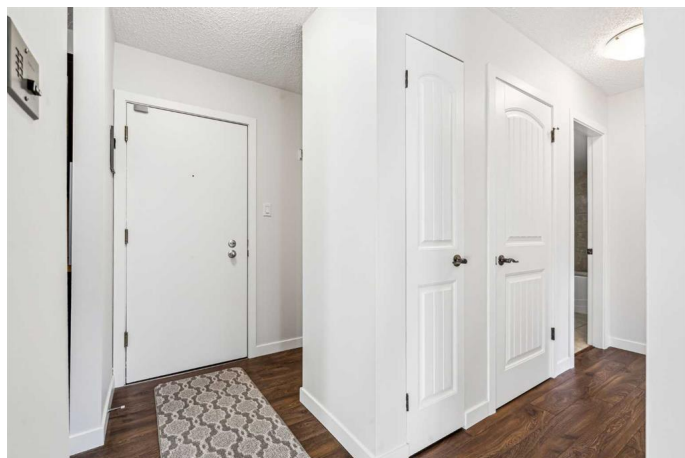
## \$214,900

2 Bedroom, 1.00 Bathroom, 834 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Welcome home to Windsor Park's hidden gem—a charming, renovated 2-bedroom condo with 830+ sqft of well-designed space. Nestled on a quiet, well-maintained 18+ adult complex, this bright and inviting home offers a rare south-facing oversized patio. To the right, the bright kitchen/living area opens up nicely leading to a private balcony and to the left, a spacious second bedroom, updated 4 piece bathroom and a large primary bedroom. Southglen is a rare 18+ building, boasting excellent access to LRT, Mount Royal University, the Glenmore Reservoir pathways, Chinook Mall, Rockyview Hospital, quick downtown access from Elbow Drive as well as a short drive to either Deerfoot or Crowchild Trail! The windows, balcony doors and balcony railings have all been updated and the building is perfectly located on a quiet street away from the bustling neighborhood amenities. Your vehicle will enjoy a large, off-street stall that you can see from your living room window! Guests will enjoy free parking on the street out front. The shared laundry space also has a sink and is kept sparkling clean! Don't wait on this one - call your Realtor to book your private viewing soon!



Built in 1972

## Essential Information

MLS® #                   A2205722

Price                       \$214,900

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	834
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	202, 635 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0G9

### **Amenities**

Amenities	Other, Coin Laundry
Parking Spaces	1
Parking	Off Street, Stall

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Lighting, Other
Roof	Asphalt/Gravel, Other, Rubber
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 8

Zoning M-C2

### **Listing Details**

Listing Office Real Estate Professionals Inc.

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