

\$264,900 - 213, 617 56 Avenue Sw, Calgary

MLS® #A2221296

\$264,900

2 Bedroom, 1.00 Bathroom, 810 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Click brochure link for more details Welcome to this bright and inviting 2-bedroom corner condo in the heart of Windsor Park. After 37+ years of cherished memories, the owner has moved to a retirement home, offering you the opportunity to make this wonderful home your own.

Features & Updates:

• Freshly Painted: Neutral colours, bright and welcoming with new window coverings

• Modern Kitchen: Updated with refaced cabinets featuring soft-close doors, new countertop, and backsplash (June 2023)

• New Appliances: Enjoy a newer stove with a 2-year warranty, and hood fan (both April 2023).

• Updated Flooring: Newer flooring in the living room, kitchen, and hallway.

• Bathroom Upgrade: Newer toilet for added comfort

Additional Highlights:

• Bright and Airy: Both bedrooms feature large east-facing windows, offering a pleasant cross breeze

• Expansive Deck: Relax on the huge south-facing, covered deck, stretching the full length of the unit (approx. 25' x 6')

• Generous Storage: Good closet space and a storage room with potential for washer and dryer installation. Plus, there's a laundry room on each floor.

Building Details:

• Exterior Updates: The north side is currently being updated with Hardie Board



siding, with plans for the south side in 2025

â€¢ Condo Fees: \$530 (approx.) per month, and includes one assigned parking stall (covered or open with plug-in), heat, water, recycling and waste removal, maintenance fees, insurance (exterior and common areas), management fees, reserve fund contribution.

â€¢ High-Speed Internet: Building is equipped for Telus Fiber Optic

â€¢ Professional Management: Well-managed building for your peace of mind

Donâ€™t miss this opportunity to own a well-maintained condo in a sought-after location. Quick possession available

Make this bright and beautiful condo your new home!

Built in 1977

Essential Information

MLS® #	A2221296
Price	\$264,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	810
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	213, 617 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0C9

Amenities

Amenities	Laundry, Bicycle Storage
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Elevator, Storage
Appliances	Electric Stove, Microwave Hood Fan
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

Exterior

Exterior Features	None
Construction	Cedar, Concrete, Stucco

Additional Information

Date Listed	May 20th, 2025
Days on Market	1
Zoning	M-C2

Listing Details

Listing Office	Honestdoor Inc.
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