

\$239,900 - 406, 635 56 Avenue Sw, Calgary

MLS® #A2161441

\$239,900

1 Bedroom, 1.00 Bathroom, 603 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Welcome to the perfect opportunity to transition from renting to owning with this stunning Windsor Park condo! Situated on the TOP FLOOR, this stunning property boasts 603 sq ft of functional living space & is loaded with upgrades. Step into the kitchen where youâ€™ll enjoy custom built cabinetry, SS appliances, updated countertops, and loads of storage space including pot drawers! The living room is super spacious offering tons of natural light and provides access to the huge balcony with views of the mature neighbourhood trees. Imagine sipping your morning coffee or tea on warm summer days out here - the perfect way to start the day! The bedroom can easily accommodate king size furniture and features a great sized closet with built-in shelving. The 4pc bathroom has been updated with a new vanity featuring granite countertops and a shower/tub combo. This unit has been recently renovated by professional contractors with new paint, new trendy wide plank laminate flooring, new doors, new baseboards, & new window coverings. Assigned parking stall included - #8. This condo complex is well managed and offers a super convenient location. Love the inner-city lifestyle in Windsor Park with a 12 minute drive to the heart of Downtown Calgary, easy access to restaurants & shops of Britannia Plaza, walking distance to Chinook Centre, nearby bike paths, tons of green spaces & parks, and more. Whether youâ€™re looking for your first home or an



excellent investment property, this is the one youâ€™ve been waiting for! Don't wait - book your showing today!

Built in 1972

Essential Information

MLS® #	A2161441
Price	\$239,900
Sold Price	\$235,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	603
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	406, 635 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0G3

Amenities

Amenities	Laundry, Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Assigned, Plug-In, Stall

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard

Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Vinyl Siding

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 21st, 2024
Days on Market	17
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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