

406, 617 56 Avenue SW  
Calgary, Alberta

MLS # A2283514



**\$238,000**

**Division:** Windsor Park

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 841 sq.ft. **Age:** 1977 (49 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Carport, Parkade

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 560

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Heating:** Baseboard, Hot Water

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Concrete, Stone, Stucco

**Foundation:** -

**Features:** Closet Organizers, No Animal Home, No Smoking Home

**Inclusions:** None

OPEN HOUSE SATURDAY 7th - 12:30PM TO 3PM - Enjoy an excellent central location. Welcome to this well-maintained and extremely clean 2-bedroom, 1-bathroom apartment located on the 4th floor, offering 841sq. ft. of comfortable living space. The thoughtfully designed layout provides spacious bedrooms and a welcoming living area, making it both practical and inviting. Featuring new flooring throughout, this bright and functional home is ideal for first-time home buyers, investors, or families seeking convenience and value. A fantastic opportunity to own in a highly desirable area with strong lifestyle appeal and investment potential. Excellent investment opportunity in a highly sought-after location. Ideally situated steps from Chinook Centre, public transit, shopping, dining, and major routes, this property benefits from strong rental demand and long-term appreciation potential. A turnkey unit in an established, high-demand area—perfect for investors seeking stable cash flow and low maintenance ownership.