

302, 635 56 Avenue SW
Calgary, Alberta

MLS # A2287823



\$238,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 559
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Fantastic location with unbeatable convenience! Public transit is just steps away, offering easy access across the city and a quick commute downtown. Only a few blocks from Chinook Centre and the C-Train station, with the golf course, Elbow River, Stanley Park, and MNP Community & Sport Centre all close by. Enjoy quick connections to Glenmore Trail, Deerfoot Trail, Macleod Trail, and Elbow Drive. This upgraded, south-facing unit features a full-length balcony—perfect for morning coffee in the sun or evening BBQs. Large, newer windows fill the home with natural light. The NEWLY RENOVATED KITCHEN showcases quartz countertops along with a brand new dishwasher, electric stove, and microwave hood fan, all set atop vinyl plank flooring that extends through the kitchen, dining area, foyer, and bathroom for a stylish and durable finish. The spacious living room, along with the bedrooms, features laminate flooring that creates a warm, inviting atmosphere throughout. The thoughtfully designed layout includes two generously sized bedrooms, a large storage room, and a separate linen closet. The NEWLY RENOVATED 4-PC BATHROOM has been beautifully updated with a new soaker tub, new tile walls, new shower faucet, new exhaust fan, and new vanity with a quartz countertop. Fresh new paint throughout adds a crisp, clean finish to the home. Additional features include an assigned parking stall with a plug-in. An excellent opportunity in a well-managed building at an attractive price!