

780-380-6207  
meghan@meghanrobinson.net

213, 617 56 Avenue SW  
Calgary, Alberta

MLS # A2221296



**\$264,900**

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 530
Basement:	-	LLD:	-
Exterior:	Cedar, Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: Call seller directly

Click brochure link for more details. Welcome to this charming and bright 2-bedroom corner condo in the heart of Windsor Park. After over 37 years of cherished ownership, the home is now ready for a new chapter. This inviting unit offers a blend of comfort, thoughtful updates, and excellent location. Freshly painted with new window coverings gives it a fresh, modern feel. The kitchen was updated with refaced soft-close cabinets, a new countertop, and a stylish backsplash, along with a new stove and hood fan. Newer flooring runs through the living room, kitchen, and hallway. Both bedrooms are bright and airy with large east-facing windows that welcome the morning sun and allow for a natural cross breeze. One of the standout features is the expansive south-facing covered deck, stretching approximately 22 feet long—perfect for relaxing or entertaining. Storage is generous, with ample closet space and a dedicated storage room that offers the potential for in-suite laundry, in addition to laundry facilities conveniently located on each floor. The building itself is well-managed and professionally maintained. The exterior is being updated with Hardie Board siding on the north side, with the south side scheduled for 2025. Condo fees include heat, water, recycling, waste removal, and one covered parking stall. The building is also equipped with Telus Fiber Optic internet for high-speed connectivity. This lovingly maintained condo is a rare opportunity to own a bright, spacious home in a sought-after location.