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206, 635 56 Avenue SW  
Calgary, Alberta

MLS # A2224774



**\$199,800**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	608 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 399
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home		

**Inclusions:** n/a

Welcome to Windsor Park - an unbeatable location just steps from Britannia Plaza, Chinook Centre, and the C-train station, with quick access to Glenmore and Macleod Trail. Whether you're commuting or heading out for coffee, everything is close at hand. This 1-bedroom, 1-bath condo has been thoughtfully updated with new flooring, fresh paint, and stylish light fixtures. Large windows fill the space with natural light, and the 24-foot balcony offers generous outdoor living. Set on a quiet street in a well-maintained, adults-only (18+) building, this home is a smart, affordable option in one of Calgary's most walkable neighbourhoods.