

205, 735 56 Avenue SW  
Calgary, Alberta

MLS # A2215516



**\$299,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 757
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

**\*\*OPEN HOUSE Sun July 20th 2-4pm\*\*** This bright, updated, and inviting 2-bedroom, 2-bathroom condo offers a fantastic layout, perfect for entertaining. Featuring numerous upgrades—including new flooring, lighting, ceiling fans, renovated bathrooms, and a modernized kitchen—this home is move-in ready. Located in the heart of Windsor Park, you'll enjoy easy access to Chinook Mall, Britannia Shopping Plaza, and downtown Calgary. Inside, an open-concept design welcomes you, with large windows that flood the space with natural light. The spacious living area is ideal for relaxing or hosting guests, while the beautifully laid-out kitchen is perfect for preparing meals and social gatherings. The generous primary bedroom includes a walk-in closet and a private ensuite for your comfort. The second bedroom is equally roomy, perfect for guests or a home office. Step out onto the expansive balcony and soak in Calgary's abundant sunshine. Additional features include a titled parking stall and a convenient storage locker located directly in front of your parking space. Don't miss out—call today to book your showing!