

# \$264,900 - 213, 617 56 Avenue Sw, Calgary

MLS® #A2221296

## \$264,900

2 Bedroom, 1.00 Bathroom, 810 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Click brochure link for more details Welcome to this bright and inviting 2-bedroom corner condo in the heart of Windsor Park. After 37+ years of cherished memories, the owner has moved to a retirement home, offering you the opportunity to make this wonderful home your own.

### Features & Updates:

• Freshly Painted: Neutral colours, bright and welcoming with new window coverings

• Modern Kitchen: Updated with refaced cabinets featuring soft-close doors, new countertop, and backsplash (June 2023)

• New Appliances: Enjoy a newer stove with a 2-year warranty, and hood fan (both April 2023).

• Updated Flooring: Newer flooring in the living room, kitchen, and hallway.

• Bathroom Upgrade: Newer toilet for added comfort

### Additional Highlights:

• Bright and Airy: Both bedrooms feature large east-facing windows, offering a pleasant cross breeze

• Expansive Deck: Relax on the huge south-facing, covered deck, stretching the full length of the unit (approx. 25' x 6')

• Generous Storage: Good closet space and a storage room with potential for washer and dryer installation. Plus, there's a laundry room on each floor.

### Building Details:

• Exterior Updates: The north side is currently being updated with Hardie Board



siding, with plans for the south side in 2025

â€¢ Condo Fees: \$530 (approx.) per month, and includes one assigned parking stall (covered or open with plug-in), heat, water, recycling and waste removal, maintenance fees, insurance (exterior and common areas), management fees, reserve fund contribution.

â€¢ High-Speed Internet: Building is equipped for Telus Fiber Optic

â€¢ Professional Management: Well-managed building for your peace of mind

Donâ€™t miss this opportunity to own a well-maintained condo in a sought-after location. Quick possession available

Make this bright and beautiful condo your new home!

Built in 1977

### Essential Information

MLS® #	A2221296
Price	\$264,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	810
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	213, 617 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0C9

## Amenities

Amenities	Bicycle Storage, Laundry
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Storage
Appliances	Electric Stove, Microwave Hood Fan
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

## Exterior

Exterior Features	None
Construction	Cedar, Concrete, Stucco

## Additional Information

Date Listed	May 20th, 2025
Days on Market	10
Zoning	M-C2

## Listing Details

Listing Office	Honestdoor Inc.
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