

# \$372,900 - 203, 705 56 Avenue Sw, Calgary

MLS® #A2232567

**\$372,900**

2 Bedroom, 2.00 Bathroom, 990 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

LOCATION! LOCATION! LOCATION! Nestled in one of Calgary's most desirable inner-city neighbourhoods, this impeccably renovated two-bedroom, two-bathroom condominium is a rare blend of sophistication, comfort, and convenience.

Located in the vibrant community of Windsor Park, this south-east corner facing suite offers an elevated

lifestyle just moments from premier shopping, dining, and downtown access.

From the moment you enter, you are greeted by the rich texture of pebble epoxy stone flooring a grounding detail that brings a sense of natural luxury underfoot.

The kitchen is a true standout—refined and functional—with upgraded cabinetry finished with classic

crown moulding, modern hardware, and a new sink and faucet. A custom stone feature elevates the

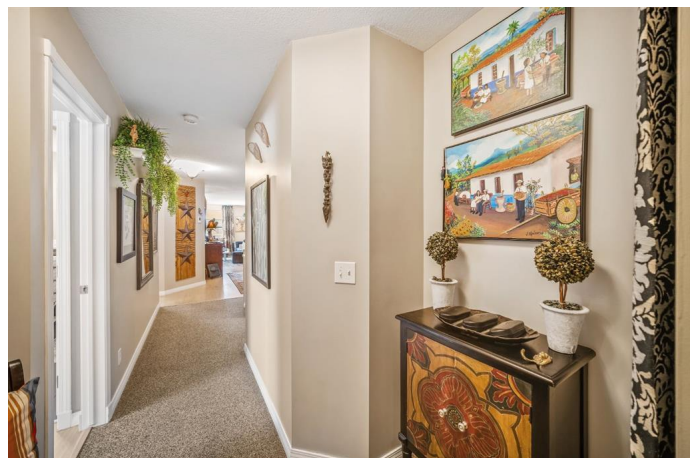
breakfast bar into a statement piece, ideal for casual meals or morning coffee.

The open-concept layout flows effortlessly from the dining area to the expansive living room, where sleek

laminate flooring and freshly painted walls set a crisp, modern tone. Hunter Douglas window coverings

filter the sunlight with understated elegance, while a gas fireplace adds warmth and charm, making the

space equally suited for quiet evenings or



entertaining with friends and family.

Each bedroom is designed with care, offering flexible space and filling with bright, uplifting morning light

â€” the perfect way to start your day.

The primary suite is a serene retreat, complete with his and hers closet spaces, a private door to the

outdoor deck and a well-appointed 4-piece en-suite.

The second bedroom can also be used as a secondary primary as it offers private access to the fully renovated 3-piece guest bathroom, Ideal for guests, extended family, or anyone who values extra privacy and comfort.

Step outside onto your private south-east facing balcony and enjoy uninterrupted sun throughout the day.

With nearby Britannia Shopping Centre, Chinook Centre, and effortless access to Macleod Trail,

Glenmore Trail, and downtown Calgary, this location offers the very best of urban living.

Additional features include upgraded lighting, brand new remote ceiling fans in bedrooms, in-suite

laundry, an assigned parking stall, dedicated storage, and inclusive condo fees covering heat, water, gas

for the fireplace, waste removal, insurance, property management, and reserve contributions.

Stylish, spacious, and superbly locatedâ€”this Windsor Park gem is more than just a home.

Itâ€™s a lifestyle.

You will love the modern renovations, the hassle-free lifestyle, and easy accessibility to everywhere!

Built in 1994

## **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2232567          |
| Price          | \$372,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 990               |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 203, 705 56 Avenue Sw |
| Subdivision | Windsor Park          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 0G9               |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Secured Parking, Storage                       |
| Parking Spaces | 1                                              |
| Parking        | Assigned, Parkade, Secured, Stall, Underground |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Smoking Home, Track Lighting, Vinyl Windows           |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard, Hot Water                                                                    |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Gas                                                                                     |
| # of Stories      | 3                                                                                       |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Lot Description   | Landscaped, Street Lighting |
| Roof              | Asphalt Shingle             |
| Construction      | Brick, Stucco, Wood Frame   |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 1               |
| Zoning         | M-C2            |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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