

**104, 617 56 Avenue SW**  
**Calgary, Alberta**

**MLS # A2231193**



**\$255,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 519
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** N/A

Welcome to your Fully Renovated dream urban oasis! This stunning ground-floor condo at 617 56 Avenue SW #104 is a rare gem in the heart of Windsor Park, offering the perfect fusion of style, convenience, and comfort. Step inside and be captivated by the bright, airy living space, where natural light dances across the spacious living room and flows seamlessly into a separate dining area—ideal for both entertaining and everyday relaxation. Imagine living just steps from Chinook Mall, the LRT, and a quick drive to downtown, with all the city’s best amenities at your fingertips. The thoughtful layout includes two generously sized bedrooms with ample closet space, and a full washroom. Need extra convenience? This unit offers in-unit laundry—making daily life effortless. Forget parking headaches with your private assigned stall right at your doorstep, plus plenty of visitor parking. Move-in ready and waiting for your personal touch, this is more than a condo—it’s your gateway to vibrant inner-city living. Don’t wait—your Windsor Park haven won’t last long! Schedule a showing today and fall in love!