

**213, 617 56 Avenue SW**  
**Calgary, Alberta**

**MLS # A2233510**



**\$250,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	810 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	220 Volt Wiring, Alley Access, Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Cedar, Concrete, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 528
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2
<b>Utilities:</b>	-

**Inclusions:** Curtains/Drapes

Designed to offer comfort, convenience, and style, you'll love coming home to this bright and cheery retreat! The newly renovated kitchen is a true standout, featuring updated soft-close cabinetry and modern hardware, a brand new electric range and hood fan, as well as a chic countertop and backsplash combination. With a fresh coat of paint throughout, the unit looks brand new, and the living area is bathed in natural light, complemented by luxurious blackout drapes for added privacy and comfort. Both bedrooms boast large east-facing windows, perfect for soaking in the warm morning sunshine, and step outside to the nearly 25-foot south facing private patio for a relaxing evening hosting friends or family. Storage is no issue in this unit, with generous closets throughout, a dedicated storage room with potential for in-suite laundry, and a conveniently located shared laundry room on each floor! This professionally managed and well maintained building is wired for high speed Telus fibre optic internet and ongoing updates, including a fresh exterior facelift on the north side, with the south side scheduled later this year. Situated in an unbeatable location, you're just minutes away from schools, golf courses, and stunning green spaces like Glenmore reservoir, plus all your retail needs are covered with Chinook Centre just steps out your door! Your commute has never been easier, with easy access to major roadways including Crowchild, Glenmore, Deerfoot, Macleod, and Stoney Trail, you're centrally located to go anywhere. Don't miss out on this opportunity to make this exceptional condo your new home!