

# \$214,900 - 202, 635 56 Avenue Sw, Calgary

MLS® #A2205722

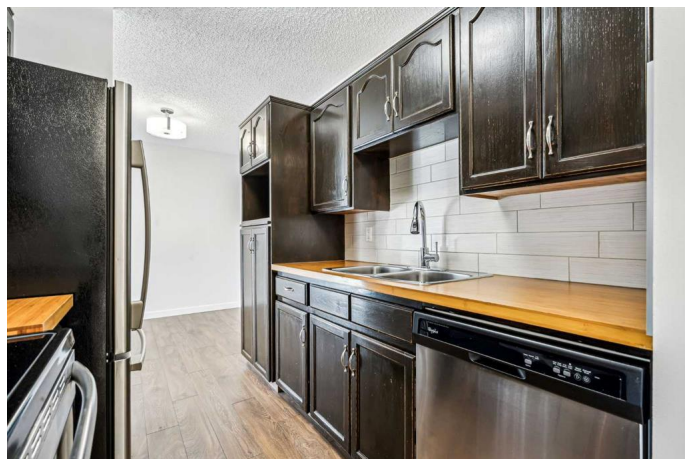
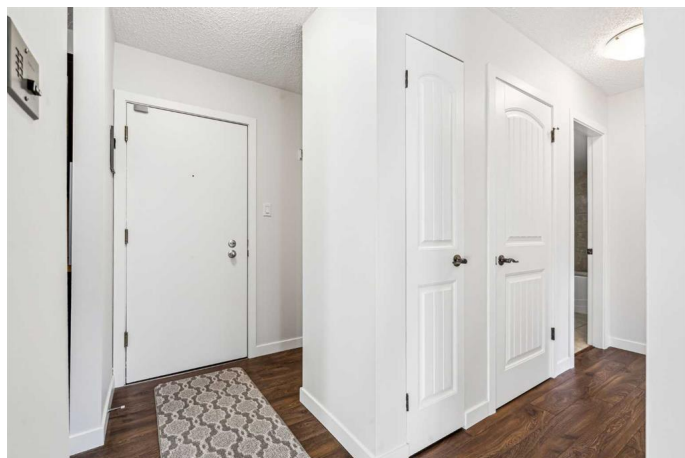
## \$214,900

2 Bedroom, 1.00 Bathroom, 834 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Welcome home to Windsor Park's hidden gem—a charming, renovated 2-bedroom condo with 830+ sqft of well-designed space. Nestled on a quiet, well-maintained 18+ adult complex, this bright and inviting home offers a rare south-facing oversized patio. To the right, the bright kitchen/living area opens up nicely leading to a private balcony and to the left, a spacious second bedroom, updated 4 piece bathroom and a large primary bedroom. Southglen is a rare 18+ building, boasting excellent access to LRT, Mount Royal University, the Glenmore Reservoir pathways, Chinook Mall, Rockyview Hospital, quick downtown access from Elbow Drive as well as a short drive to either Deerfoot or Crowchild Trail! The windows, balcony doors and balcony railings have all been updated and the building is perfectly located on a quiet street away from the bustling neighborhood amenities. Your vehicle will enjoy a large, off-street stall that you can see from your living room window! Guests will enjoy free parking on the street out front. The shared laundry space also has a sink and is kept sparkling clean! Don't wait on this one - call your Realtor to book your private viewing soon!



Built in 1972

## Essential Information

MLS® # A2205722

Price \$214,900

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	834
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	202, 635 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0G9

### **Amenities**

Amenities	Other, Coin Laundry
Parking Spaces	1
Parking	Off Street, Stall

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Lighting, Other
Roof	Asphalt/Gravel, Other, Rubber
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 8

Zoning M-C2

### **Listing Details**

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.