

# \$250,000 - 213, 617 56 Avenue Sw, Calgary

MLS® #A2233510

**\$250,000**

2 Bedroom, 1.00 Bathroom, 810 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

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!

Built in 1977

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2233510          |
| Price          | \$250,000         |
| 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 | T2V0G9                |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Bicycle Storage, Coin Laundry                              |
| Parking Spaces | 1                                                          |
| Parking        | Assigned, Off Street, Stall, 220 Volt Wiring, Alley Access |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | No Smoking Home, Storage                             |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator |
| Heating           | Baseboard, Hot Water                                 |
| Cooling           | None                                                 |
| # of Stories      | 4                                                    |

**Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Concrete, Stucco, Cedar |
| Foundation        | Poured Concrete         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 53              |
| Zoning         | M-C2            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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