

# \$264,900 - 213, 617 56 Avenue Sw, Calgary

MLS® #A2221296

**\$264,900**

2 Bedroom, 1.00 Bathroom, 810 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Click brochure link for more details. Welcome to this charming and bright 2-bedroom corner condo in the heart of Windsor Park. After over 37 years of cherished ownership, the home is now ready for a new chapter. This inviting unit offers a blend of comfort, thoughtful updates, and excellent location. Freshly painted with new window coverings gives it a fresh, modern feel. The kitchen was updated with refaced soft-close cabinets, a new countertop, and a stylish backsplash, along with a new stove and hood fan. Newer flooring runs through the living room, kitchen, and hallway. Both bedrooms are bright and airy with large east-facing windows that welcome the morning sun and allow for a natural cross breeze. One of the standout features is the expansive south-facing covered deck, stretching approximately 22 feet long—perfect for relaxing or entertaining. Storage is generous, with ample closet space and a dedicated storage room that offers the potential for in-suite laundry, in addition to laundry facilities conveniently located on each floor.

The building itself is well-managed and professionally maintained. The exterior is being updated with Hardie Board siding on the north side, with the south side scheduled for 2025. Condo fees include heat, water, recycling, waste removal, and one covered parking stall. The building is also equipped with Telus Fiber Optic internet for high-speed connectivity.



This lovingly maintained condo is a rare opportunity to own a bright, spacious home in a sought-after location.

Built in 1977

**Essential Information**

MLS® #	A2221296
Price	\$264,900
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	T2V 0C9

**Amenities**

Amenities	Bicycle Storage, Laundry
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Storage
Appliances	Electric Stove, Microwave Hood Fan
Heating	Baseboard, Hot Water
Cooling	None

# of Stories            4

## **Exterior**

Exterior Features    None

Construction        Concrete, Stucco, Cedar

## **Additional Information**

Date Listed           May 20th, 2025

Days on Market      17

Zoning                M-C2

## **Listing Details**

Listing Office        Honestdoor Inc.

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