

# \$259,900 - 208, 617 56 Avenue Sw, Calgary

MLS® #A2214081

**\$259,900**

2 Bedroom, 1.00 Bathroom, 852 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Live the condo life you've always dreamed of! This two bedroom condo in the coveted Windsor Park Green Complex offers tremendous value with both low condo fees and property taxes, but maintains an active Board of Directors. This updated unit features a functional layout perfect for first time homebuyers and empty nesters! Featuring an open-concept dining and living space with updated modern laminate floors. The kitchen features refreshed cabinets, updated appliances and wood design laminate countertops to give it that modern feel. The convenient pantry is an added bonus. Bedrooms one and two are both of ideal size and the unit also offers designer light fixtures recently installed. Enjoy sipping on your morning coffee or having summer barbecues with your family and friends on the extra large balcony! Located on a quiet and desirable street, just a few steps from Chinook Mall and the LRT, the bus line on Elbow Drive and the shops of Britannia! In-suite laundry with plenty of storage space, a spacious front entry which also comes with a perfectly appointed wardrobe and your very own dedicated parking stall! It doesn't get any better than this in today's wildly competitive market. Book your private viewing today.

Built in 1977

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2214081          |
| Price          | \$259,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 852               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 208, 617 56 Avenue Sw |
| Subdivision | Windsor Park          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 0G9               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Coin Laundry, Trash, Snow Removal |
| Parking Spaces | 1  |
| Parking        | Alley Access, Assigned, Stall                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Pantry  |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings, Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 1                |
| Zoning         | M-C2             |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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