

# \$235,000 - 303, 635 56 Avenue Sw, Calgary

MLS® #A2228540

## \$235,000

2 Bedroom, 1.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Welcome to your new home in sought-after community Windsor Park- great location, just steps away from bus stops & C-train station, Britannia Plaza and Chinook Mall. Golf club, Elbow River, Stanley Park, Talisman Centre, Mount Royal University, Glenmore Reservoir & Rockyview Hospital are nearby. Quick access to Glenmore Trail, Crowchild Trail, Deerfoot Trail & Macleod Trail. Southglen is a quiet, well-maintained, adults-only (18+) complex. This updated south-facing 2bedroom 1 bathroom unit has only one shared wall and is move-in ready, boasts brand new vinyl plank flooring, baseboard in the living room and bedrooms, electric stove and microwave, kitchen & bathroom faucets, light fixtures. Fresh paint through out. New shower set (2024). Full length balcony where youâ€™ll love sitting out for your morning coffee or BBQ time in the evening. Natural light flows into the space from the oversized sliding door and large windows. Kitchen with Beautiful oak cabinets sides onto a handy eating area with ceramic tile floor. A roomy storage room complete the floor plan. This property includes an assigned outdoor parking stall w/ plug in. A must see!

Built in 1972

## Essential Information

MLS® # A2228540

Price \$235,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	835
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	303, 635 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0G9

### Amenities

Amenities	Coin Laundry, Parking
Parking Spaces	1
Parking	Stall, Plug-In
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	4
Basement	None

### Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	4
Zoning	M-C2

**Listing Details**

Listing Office	First Place Realty
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