

303, 635 56 Avenue SW

Calgary, Alberta

MLS # A2228540



\$235,000



Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		
Heating:	Hot Water, Natural Gas		Water: -
Floors:	Ceramic Tile, Vinyl Plank		Sewer: -
Roof:	Tar/Gravel		Condo Fee: \$ 543
Basement:	None		LLD: -
Exterior:	Brick, Concrete, Vinyl Siding		Zoning: M-C2
Foundation:	Poured Concrete		Utilities: -
Features:	See Remarks		

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 you’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!