

202, 635 56 Avenue SW
Calgary, Alberta

MLS # A2205722



\$214,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Water: -

Floors: Other, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt/Gravel, Other, Rubber

Condo Fee: \$ 543

Basement: -

LLD: -

Exterior: Brick, Concrete, Vinyl Siding

Zoning: M-C2

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows

Inclusions: N/A

Welcome home to Windsor Park's hidden gem—a charming, renovated 2-bedroom condo with 830+ sqft of well-designed space. Nestled on a quiet, well-maintained 18+ adult complex, this bright and inviting home offers a rare south-facing oversized patio. To the right, the bright kitchen/living area opens up nicely leading to a private balcony and to the left, a spacious second bedroom, updated 4 piece bathroom and a large primary bedroom. Southglen is a rare 18+ building, boasting excellent access to LRT, Mount Royal University, the Glenmore Reservoir pathways, Chinook Mall, Rockyview Hospital, quick downtown access from Elbow Drive as well as a short drive to either Deerfoot or Crowchild Trail! The windows, balcony doors and balcony railings have all been updated and the building is perfectly located on a quiet street away from the bustling neighborhood amenities. Your vehicle will enjoy a large, off-street stall that you can see from your living room window! Guests will enjoy free parking on the street out front. The shared laundry space also has a sink and is kept sparkling clean! Don't wait on this one - call your Realtor to book your private viewing soon!