

# \$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        | Plug-In, Stall        |
| # 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 | 7               |
| Zoning         | M-C2            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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