

**205, 735 56 Avenue SW
Calgary, Alberta**

MLS # A2215516



\$319,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	994 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: See Remarks

Roof: -

Basement: -

Exterior: Wood Frame

Foundation: -

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)

Inclusions: NA

Water: -

Sewer: -

Condo Fee: \$ 757

LLD: -

Zoning: M-C2

Utilities: -

This bright, updated, and inviting 2-bedroom, 2-bathroom condo offers a fantastic layout, perfect for entertaining. Featuring numerous upgrades—including new flooring, lighting, ceiling fans, renovated bathrooms, and a modernized kitchen—this home is move-in ready. Located in the heart of Windsor Park, you'll enjoy easy access to Chinook Mall, Britannia Shopping Plaza, and downtown Calgary. Inside, an open-concept design welcomes you, with large windows that flood the space with natural light. The spacious living area is ideal for relaxing or hosting guests, while the beautifully laid-out kitchen is perfect for preparing meals and social gatherings. The generous primary bedroom includes a walk-in closet and a private ensuite for your comfort. The second bedroom is equally roomy, perfect for guests or a home office. Step out onto the expansive balcony and soak in Calgary's abundant sunshine. Additional features include a titled parking stall and a convenient storage locker located directly in front of your parking space. Don't miss out—call today to book your showing!