

**205, 635 56 Avenue SW
Calgary, Alberta****MLS # A2251612****\$184,900**

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	607 sq.ft.	Age:	1972 (53 yrs old)
Beds:	1	Baths:	1
Garage:	Carport, Covered		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 399
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home		

Inclusions: N/A

Welcome to this lovely one bedroom unit, ideal for first time buyer, or investor. Entire unit has been repainted, including ceilings, walls and cupboards in Kitchen. All brand new appliances, except Fridge (2018). There is nothing for you to do except move in and enjoy your life! It is 607 sq ft of great living space for one person or a couple. Storage with in unit. Covered parking stall #7, come out the back door of complex, turn left and very last stall. Common laundry room downstairs. Low Condo fees: \$398.89/month. Located with in walking distance to Chinook Mall or LRT Station, walk to Britannia shopping center for a coffee or great shopping. This is a must see unit!