

**406, 617 56 Avenue SW
Calgary, Alberta**

MLS # A2283514



\$238,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home		
Inclusions:	None		

OPEN HOUSE SATURDAY 7th - 12:30PM TO 3PM - Enjoy an excellent central location. Welcome to this well-maintained and extremely clean 2-bedroom, 1-bathroom apartment located on the 4th floor, offering 841sq. ft. of comfortable living space. The thoughtfully designed layout provides spacious bedrooms and a welcoming living area, making it both practical and inviting. Featuring new flooring throughout, this bright and functional home is ideal for first-time home buyers, investors, or families seeking convenience and value. A fantastic opportunity to own in a highly desirable area with strong lifestyle appeal and investment potential. Excellent investment opportunity in a highly sought-after location. Ideally situated steps from Chinook Centre, public transit, shopping, dining, and major routes, this property benefits from strong rental demand and long-term appreciation potential. A turnkey unit in an established, high-demand area—perfect for investors seeking stable cash flow and low maintenance ownership.