

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

**MLS # A2283514**

**\$238,000**



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

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 560
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	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.