

# \$250,000 - 213, 617 56 Avenue Sw, Calgary

MLS® #A2233510

**\$250,000**

2 Bedroom, 1.00 Bathroom, 810 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Designed to offer comfort, convenience, and style, you'll love coming home to this bright and cheery retreat! The newly renovated kitchen is a true standout, featuring updated soft-close cabinetry and modern hardware, a brand new electric range and hood fan, as well as a chic countertop and backsplash combination. With a fresh coat of paint throughout, the unit looks brand new, and the living area is bathed in natural light, complemented by luxurious blackout drapes for added privacy and comfort. Both bedrooms boast large east-facing windows, perfect for soaking in the warm morning sunshine, and step outside to the nearly 25-foot south facing private patio for a relaxing evening hosting friends or family. Storage is no issue in this unit, with generous closets throughout, a dedicated storage room with potential for in-suite laundry, and a conveniently located shared laundry room on each floor! This professionally managed and well maintained building is wired for high speed Telus fibre optic internet and ongoing updates, including a fresh exterior facelift on the north side, with the south side scheduled later this year. Situated in an unbeatable location, you're just minutes away from schools, golf courses, and stunning green spaces like Glenmore reservoir, plus all your retail needs are covered with Chinook Centre just steps out your door! Your commute has never been easier, with easy access to major roadways including Crowchild, Glenmore, Deerfoot, Macleod, and Stoney



Trail, you're centrally located to go anywhere.  
Don't miss out on this opportunity to make this  
exceptional condo your new home!

Built in 1977

### Essential Information

MLS® #	A2233510
Price	\$250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	810
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	213, 617 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0G9

### Amenities

Amenities	Bicycle Storage, Coin Laundry
Parking Spaces	1
Parking	Assigned, Off Street, Stall, 220 Volt Wiring, Alley Access

### Interior

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

**Exterior**

Exterior Features	Balcony
Construction	Concrete, Stucco, Cedar
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	46
Zoning	M-C2

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.