

\$249,900 - 407, 617 56 Avenue Sw, Calgary

MLS® #A2270939

\$249,900

2 Bedroom, 1.00 Bathroom, 836 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Top-Floor Condo in Windsor Park – 2
Bedroom With Massive Balcony

Discover the perfect blend of comfort and convenience in this top-floor condo located in the highly desirable Windsor Park community. This bright and spacious 2-bedroom unit offers an open layout with plenty of natural light, making it ideal for homeowners or investors alike.

Key Features:

Top-floor unit with no one above you – quiet, private, and peaceful.

Two well-sized bedrooms perfect for a small family, roommates, or a home office setup.

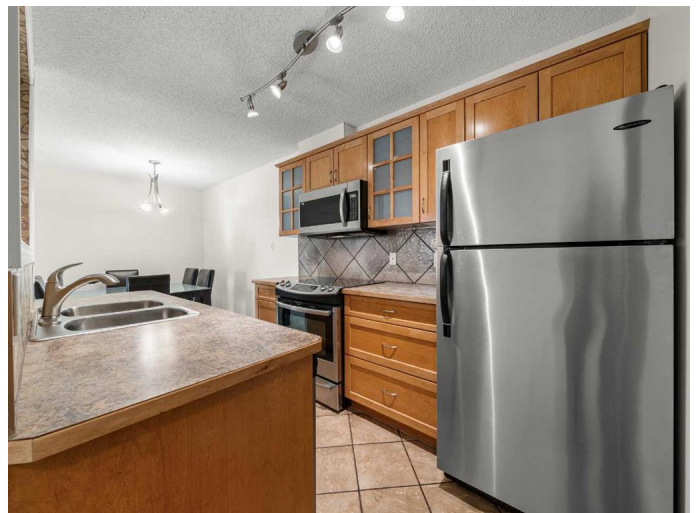
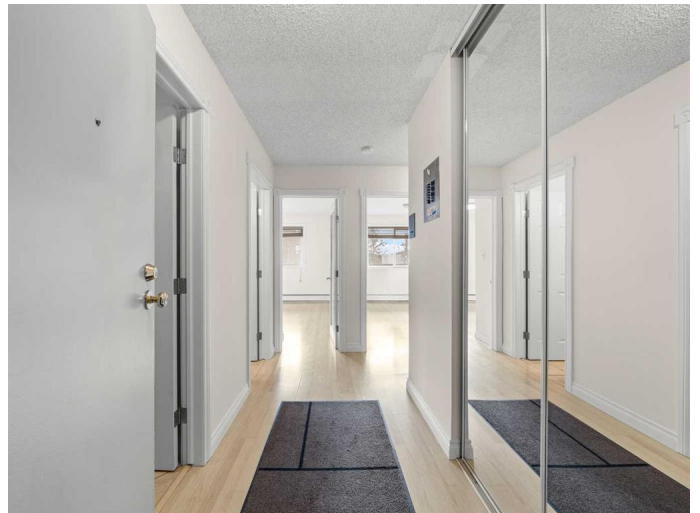
Massive balcony, ideal for outdoor dining, relaxing, or entertaining.

Open-concept living space that feels welcoming and functional.

Located in Windsor Park, one of the city's most walkable neighbourhoods – steps from Chinook Centre, boutiques, restaurants, transit, and parks.

Well-managed building in a highly sought-after area.

Whether you're a first-time buyer, downsizing,



or adding to your portfolio, this top-floor gem offers unbeatable value in a prime location.

Built in 1977

Essential Information

MLS® #	A2270939
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	836
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	407, 617 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0G9

Amenities

Amenities	Bicycle Storage
Parking Spaces	1
Parking	Stall, Covered, Carport

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame, Wood Siding

Additional Information

Date Listed	November 14th, 2025
Days on Market	1
Zoning	M-C2

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.