



**304, 735 56 Avenue SW  
Calgary, Alberta**

**MLS # A2237295**



**\$329,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	893 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 680
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Granite Counters		

**Inclusions:** Window coverings

Welcome to this beautifully designed 2-bedroom, 2-bathroom condo that blends comfort, style, and urban convenience. Located in the desirable community of Windsor Park, this spacious unit features a bright open-concept layout with large windows that flood the space with natural light. The modern kitchen flows effortlessly into the living and dining areas, making it perfect for both everyday living and entertaining. The primary bedroom includes a private ensuite, while the second bedroom offers flexibility for guests, a home office, or hobby space. Enjoy a large private balcony—ideal for morning coffee or relaxing after a long day. Additional features include secure underground parking, a dedicated storage room, and in-suite laundry for added convenience. Centrally located just steps from shopping, dining, transit, and other essential amenities, this condo offers the perfect balance of style and location. Whether you're a professional, downsizer, or investor, this is an exceptional opportunity in a vibrant and walkable neighborhood.