



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**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: -

Water: -

Sewer: -

Condo Fee: \$ 560

LLD: -

Zoning: M-C2

Utilities: -

Heating: Baseboard, Hot Water

Floors: Laminate

Roof: -

Basement: -

Exterior: Concrete, Stone, Stucco

Foundation: -

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.