



**302, 635 56 Avenue SW
Calgary, Alberta**

MLS # A2287823



\$230,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 559
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Fantastic location with unbeatable convenience! Public transit is just steps away, offering easy access across the city and a quick commute downtown. You're only a few blocks from Chinook Centre and the C-Train station, with the golf course, Elbow River, Stanley Park, and MNP Community & Sport Centre all nearby. Quick connections to Glenmore Trail, Deerfoot Trail, Macleod Trail, and Elbow Drive add to the ease of getting around. This NEWLY RENOVATED south-facing unit features a full-length balcony—ideal for morning coffee in the sun or evening BBQs. Large windows fill the home with natural light. Enjoy a BRAND NEW KITCHEN and 4-PIECE BATHROOM, along with a NEWLY CREATED ENTRANCE CLOSET, NEW CEILING LIGHTS, NEW DOORS AND WINDOW BLINDS, and NEW VINYL PLANK FLOORING in the entrance, kitchen, dining, and bathroom areas. The spacious living room includes an oversized patio door, and the thoughtfully designed layout offers two generously sized bedrooms, a large storage room, and a separate linen closet. FRESH NEW PAINT throughout adds a crisp, clean finish to the home. Additional features include an assigned parking stall with a plug-in. This is an excellent opportunity in a well-managed building—all at an attractive price!