



303, 635 56 Avenue SW
Calgary, Alberta

MLS # A2287910



\$195,000

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:	Ceramic Tile, 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		

Inclusions: N/A

Welcome to Windsor Park, one of Calgary's most desirable inner-city communities. This unbeatable location is just steps to transit and the C-Train, and within walking distance to Britannia Plaza and Chinook Centre. Enjoy being close to the golf course, Elbow River, Stanley Park, MNP Community & Sport Centre (formerly Talisman Centre), Mount Royal University, Glenmore Reservoir, and Rockyview General Hospital. Commuting is effortless with quick access to Glenmore Trail, Crowchild Trail, Deerfoot Trail, and Macleod Trail. Located in Southglen, a quiet, well-maintained adults-only (18+) complex, this updated south-facing 2-bedroom, 1-bathroom unit offers privacy with only one shared wall and is truly move-in ready. Recent upgrades include new vinyl plank flooring (2025), new baseboards in the living room and bedrooms (2025), new electric stove and microwave (2025), updated kitchen and bathroom faucets, modern light fixtures, paint (2025), and shower set (2024). The bright living space is filled with natural light from large windows and an oversized sliding door that leads to a full-length balcony—perfect for morning coffee or evening BBQs. The kitchen features beautiful oak cabinetry and connects to a convenient dining area with ceramic tile flooring. A spacious in-suite storage room adds practical functionality. Complete with an assigned outdoor parking stall with plug-in, this is an exceptional opportunity in a prime location. A must see!