



**402, 635 56 Avenue SW
Calgary, Alberta**

MLS # A2302617



\$175,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	829 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 559
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Storage, Walk-In Closet(s), Wood Counters		

Inclusions: N/A

Step into a home defined by light and space. The open-concept layout immediately draws you into a spacious kitchen and living area, grounded by modern LVP flooring and accented by the organic warmth of real wood countertops. Whether you're prepping a meal or hosting friends, the kitchen feels like the heart of the home, offering plenty of prep space and a natural flow into the living room. Tucked away for maximum privacy are two well-proportioned bedrooms featuring soft carpeting for a cozy, quiet feel. The bathroom has been thoughtfully refreshed with updated tile work around the bathtub, adding a crisp, clean finish to your daily routine. Throughout the home, smart storage solutions and dedicated closets ensure everything has its place, keeping your living area open and clutter-free. The living space extends through glass doors onto a massive, south-facing balcony. Flooded with natural light all day long, it's the perfect spot for your morning coffee or an evening glass of wine, overlooking a peaceful, tree-lined neighborhood. Peace and quiet meet ultimate convenience. You are just a minute's walk from the Elbow River pathways, yet minutes away from the inner-city buzz, major shopping malls, and the LRT for an effortless commute. This unit comes complete with an assigned parking stall (#9), though in a location this walkable, you might find your car stays parked more often than not. It's rare to find a home that offers both a quiet, nature-side retreat and "minutes-to-everything" convenience. Don't just look at the photos—come stand on that south-facing balcony and feel the peace for yourself. Book your private showing today.