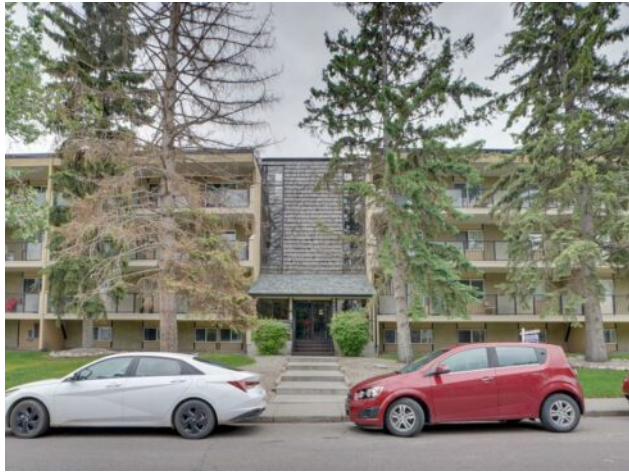




**#104, 617 56 Avenue SW
Calgary, Alberta**

MLS # A2142140



\$249,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	836 sq.ft.	Age:	1977 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 519
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: N/A

Welcome to this fabulous condo nestled in the heart of Windsor Park. Just minutes to downtown, the LRT station, and all the shopping at Chinook Centre makes this apartment a great home. The beautiful quiet community with mature trees enhances the allure of this property, making it a serene and modern retreat. This 835sqft condo highlights features like Laminate Flooring, Baseboards, and a very large in unit storage, and a parking stall right across the unit for easy transportation. The bedrooms feature generous closet space, and the open floor plan adds to the sense of space. The condo fees cover most utilities, including heat, water, sewer, and trash, simplifying your budget. This is a great chance for investors or an opportunity to make this your new home. DON'T MISS this incredible opportunity, for comfortable, city-centric living in Windsor Park. BOOK YOUR SHOWING TODAY!