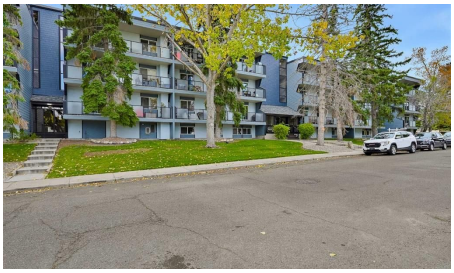
201 617 56 Avenue SW

Calgary | Active | MLS® A2349454

$207,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1977**	**807 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to this beautifully maintained 2-bedroom corner unit in the desirable inner-city community of Windsor Park. Lovingly cared for by its longtime owner, this move-in-ready condo features tasteful modern renovations and upgrades throughout. The corner location offers added privacy and natural light, while the sunny deck is perfect for enjoying the warmer months. This quiet, well-maintained building offers coin-operated laundry conveniently located only meters from the unit, with the option to install an in-suite washer and dryer subject to condo board approval. Assigned parking is included, and affordable condo fees cover gas, heat, insurance, general maintenance, and reserve fund contributions. Enjoy an outstanding central location close to Henry Wise Wood High School, Britannia Plaza, Chinook Centre, Stanley Park, nearby LRT access, public transit and major roadways. Stanley Park offers green space, an outdoor pool, sports facilities, and access to Calgary's extensive walking and cycling pathway network. With downtown just minutes away and excellent access to shopping, restaurants, schools, parks and recreation, this is a great opportunity for young professionals, first-time buyers, downsizers or investors looking for an updated property. Great convenience in a elevator free building as this unit is only one small flight of steps away!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349454
Bedrooms	2
Bathrooms	1
Year Built	1977
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	807 sq. ft.
Condo Fee:	$539.74

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1977 (Age: 49)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9110433
Heating:	Baseboard, Hot Water, Natural Gas
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Assigned, Carport
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Windsor Park Green
Community:	Windsor Park
Amenities:	Bicycle Storage, Coin Laundry, Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Inclusions:	bbq on patio
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Cats OK
Main Floor	Living Room · 13'11" × 11'10" ·
Main Floor	Kitchen · 8'7" × 7'8" ·
Main Floor	Dining Room · 8'7" × 7'9" ·
Main Floor	Bedroom · 11'1" × 11'1" ·
Main Floor	Bedroom · 11'2" × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/201-617-56-avenue-sw-calgary-a2349454/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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