207 635 56 Avenue SW

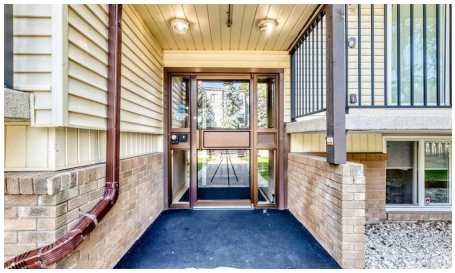
Calgary | Active | MLS® A2340682

$154,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1972**	**613.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

WELCOME TO WINDSOR PARK! This spacious and comfortable condo offers a functional floor plan with plenty of room to enjoy. The large living room provides an inviting space to relax or entertain, while the generous primary bedroom offers plenty of space for your furnishings. The galley-style kitchen features a convenient eating nook, along with a 4-piece bathroom, in-suite storage, and a large balcony for enjoying some fresh air.

This location is hard to beat, with Chinook Centre, restaurants, shops, parks, schools and public transit all nearby. Enjoy easy access to the LRT, Elbow River, Stanley Park, golf and major routes including Glenmore Trail, Deerfoot Trail, Macleod Trail and Elbow Drive. A great opportunity to own in a well-established community with an unbeatable location!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340682
Bedrooms	1
Bathrooms	1
Year Built	1972
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:	613.9 sq. ft.
Condo Fee:	$409.50

Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, See Remarks, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	4
Year built:	1972 (Age: 54)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	7610746
Heating:	Other
New Constr.:	No
Construction Material:	Aluminum Siding, Brick, Concrete
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Vinyl
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Southglen
Community:	Windsor Park
Amenities:	Coin Laundry, Parking
Appliances:	Electric Stove, Refrigerator
Inclusions:	none
Restrictions:	Adult Living, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 11'9" × 11'9" ·
Main Floor	Entrance · 11'1" × 3'8" ·
Main Floor	Storage · 5'7" × 2'9" ·
Main Floor	Kitchen · 7'7" × 5'8" ·
Main Floor	Dining Room · 11'1" × 6' ·
Main Floor	Living Room · 17'6" × 11'11" ·
Main Floor	Balcony · 23'9" × 4'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Tennis Court(s)
Interior Features:	See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Aug 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/207-635-56-avenue-sw-calgary-a2340682/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.