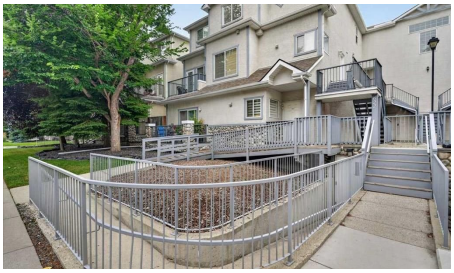
208 622 56 Avenue SW

Calgary | Active | MLS® A2341339

$385,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1999**	**1,130.84 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

A fantastic opportunity for a first-time home buyer looking for more space, great parking, and a convenient location. This unique two-storey, loft-style condo is the largest unit in the complex, offering over 1,100 sq. ft., 2 bedrooms, 2 bathrooms, and a layout that feels much more like a townhome than a traditional condo. One of its best features? Your own street-level entrance. Walk directly from the street into your home , no shared lobby, no common hallway, and no waiting for an elevator. This offers the convenience and privacy of a private entrance while still providing the low-maintenance benefits of condo living. Inside, a proper foyer with a coat closet welcomes you home before leading up to the bright main living area. The refreshed kitchen features quartz countertops and stainless steel appliances (2023), along with an eating bar with seating for four. New wide-plank laminate flooring (2022) carries through the main level, while a corner gas fireplace creates a comfortable focal point in the living room. Patio doors open onto an impressive 23-ft. balcony with plenty of room for a barbecue, outdoor dining, and entertaining. A bedroom and full bathroom on this level offer flexibility for a roommate, guests, or a dedicated home office. Upstairs, vaulted ceilings and large windows create an airy loft-like feel. The spacious primary suite has its own 14-ft. private balcony, walk-in closet, and a 4-piece ensuite, along with a convenient laundry/mechanical room featuring a newer laundry centre (2022). For buyers with two vehicles, the heated underground tandem parking stall accommodates both, a major bonus for inner-city living. Hydronic in-floor heating adds year-round comfort, and the hot water tank was replaced in 2022. And then there’s the location. With Chinook Centre, Britannia Plaza, restaurants, shopping, transit, everyday amenities, and downtown Calgary all within easy reach, you can spend less time commuting and more time enjoying where you live. Pet-friendly, low-maintenance, spacious, and incredibly well located, this is an ideal first home for someone who wants the convenience of condo living without feeling like they’re living in a typical condo.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341339
Bedrooms	2
Bathrooms	2
Year Built	1999
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-Multi Level Unit
Total Living Area:	1,130.84 sq. ft.
Main Level Finished Area:	719.37 sq. ft.
Upper Level Finished Area:	411.47 sq. ft.
Condo Fee:	$595.72
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
Stories Total:	3
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1999 (Age: 27)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9910354
Heating:	Boiler, Natural Gas

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Great Room
Garage:	No
Parking:	Garage Door Opener, Garage Faces Front, Heated Garage, Tandem, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Windsor Park Court
Community:	Windsor Park
Amenities:	Other, Parking
Appliances:	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	None
Restrictions:	Board Approval
Pets Allowed:	Restrictions
Main Floor	Living Room · 16'8" × 10'6" ·

Main Floor	Kitchen With Eating Area · 12'10" × 8'6" ·
Main Floor	Bedroom · 12'9" × 10'5" ·
Main Floor	Balcony · 23'9" × 4'7" ·
Upper Level	Bedroom - Primary · 19'6" × 8'8" ·
Upper Level	Walk-In Closet · 5' × 4'8" ·
Upper Level	Laundry · 6'4" × 5'4" ·
Upper Level	Balcony · 15'2" × 4'6" ·
Lower Level	Foyer · 5'6" × 5' ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby
Interior Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Separate Entrance, Tankless Hot Water
Exterior Features:	Courtyard, Private Entrance
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/208-622-56-avenue-sw-calgary-a2341339/

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