403 635 56 Avenue SW

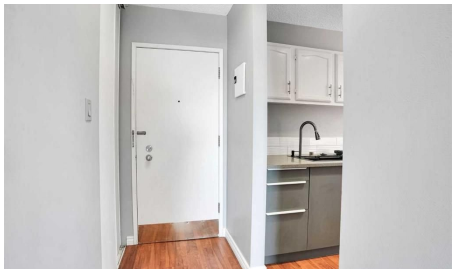
Calgary | Active | MLS® A2353570

$189,999









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1972**	**878.38 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Coldwell Banker Mountain Central

A closer look

Welcome to SOUTHGLEN in the desirable community of WINDSOR PARK! This UPDATED TOP FLOOR, 2 BEDROOM condo offers nearly 880 SQFT of living space, TWO PARKING STALLS, and an impressive 24 FOOT BALCONY. With TWO PARKING STALLS being a rare find in this price range, this unit offers excellent value in a well-established community.
Located on a QUIET STREET, this well-maintained 18+ ADULT BUILDING is tucked away from busy roads while remaining close to some of Calgary's best shopping, restaurants, and amenities.
Inside, you'll find a BRIGHT AND SPACIOUS layout with a comfortable living room, dedicated dining area, and functional kitchen. The unit has been TASTEFULLY UPDATED, including improvements to the KITCHEN, BATHROOM and BEDROOMS, creating a clean, comfortable, MOVE-IN READY space. At nearly 880 SQFT, this is ONE OF THE LARGEST UNITS IN THE BUILDING, offering plenty of room for everyday living.
The LARGE WINDOWS bring in excellent natural light, while the MASSIVE 24 FOOT BALCONY provides an exceptional outdoor living space with plenty of room for patio furniture and relaxing outside. The building has also benefited from UPDATED WINDOWS, AND HUGE SLIDING PATIO DOOR.
Another standout feature is the TWO OFF-STREET PARKING STALLS, providing excellent convenience for a two-vehicle household or guests. The building also offers a CLEAN, WELL-MAINTAINED SHARED LAUNDRY ROOM with a utility sink.
The LOCATION IS EXCELLENT! Just minutes from BRITANNIA PLAZA, CHINOOK CENTRE, ROCKYVIEW HOSPITAL, MOUNT ROYAL UNIVERSITY, and the GLENMORE RESERVOIR PATHWAYS. You'll also appreciate convenient access to PUBLIC TRANSIT, the LRT, MACLEOD TRAIL, GLENMORE TRAIL, ELBOW DRIVE, and a quick commute to DOWNTOWN CALGARY.
Whether you're a FIRST-TIME BUYER, DOWNSIZER, or INVESTOR, this affordable, spacious condo offers a great combination of SIZE, LOCATION, UPDATES, and RARE TWO-STALL PARKING in one of Calgary's most convenient established communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353570
Bedrooms	2
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:	878.38 sq. ft.
Main Level Finished Area:	878.38 sq. ft.
Condo Fee:	$559.12
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Top
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1972 (Age: 54)
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:	7610746

Heating:	Standard, Forced Air, Natural Gas
New Constr.:	No
Construction Material:	Aluminum Siding, Brick
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	2
Parking Total/Covered:	2 / -
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:	N/A
Restrictions:	Adult Living, Board Approval, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 14'3" × 9'6" ·
Main Floor	Dining Room · 9'5" × 8' ·
Main Floor	Foyer · 5'5" × 3'8" ·
Main Floor	Kitchen · 7'7" × 6'11" ·

Main Floor	Living Room · 16'6" × 15'1" ·
Main Floor	Bedroom - Primary · 14'2" × 9'11" ·
Main Floor	Storage · 5'1" × 3'4" ·
Main Floor	Walk-In Closet · 4'8" × 3'1" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Laminate Counters, Open Floorplan, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/403-635-56-avenue-sw-calgary-a2353570/

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

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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