409 617 56 Avenue SW

Calgary | Active | MLS® A2356150

$179,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1977**	**650.37 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Top floor, quiet, and priced to get you into Windsor Park for under $190,000 - this one-bedroom condo is where a first-time buyer stops renting, or an investor picks up a property with a real track record. It's a walk-up building, so top floor means a few flights of stairs - but it also means no one stomping around above you. The kitchen and primary bedroom each carry a custom wallpaper accent - a stylish, colourful touch most listings at this price point don't bother with. The bedroom closet is the kind you actually forget to fill.
The building's done the hard part: roof, balconies, boiler, and structural work are complete or wrapping up this year, backed by a condo corporation that's well managed and financially sound. Condo fees sit at $433.15/month.
This unit has been a long-term revenue generator - move in yourself or hand the keys to a new tenant on day one. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356150
Bedrooms	1
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:	650.37 sq. ft.
Main Level Finished Area:	650.37 sq. ft.
Condo Fee:	$433.15

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, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1977 (Age: 49)
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:	9110433
Heating:	Baseboard, Hot Water, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Laminate, Tile

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Windsor Park Green
Community:	Windsor Park
Amenities:	Laundry, Parking
Appliances:	Electric Stove, Refrigerator
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK
Main Floor	Living Room · 15'2" × 13'4" ·
Main Floor	Kitchen · 8'5" × 7'4" ·
Main Floor	Dining Room · 8'9" × 6'10" ·
Main Floor	Bedroom - Primary · 11'9" × 11' ·
Main Floor	Foyer · 8'8" × 3'10" ·
Main Floor	Storage · 6'4" × 5'10" ·
Main Floor	Other · 27' × 5'7" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters

Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/409-617-56-avenue-sw-calgary-a2356150/

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