



GRASSROOTS
REALTY GROUP

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409, 617 56 Avenue SW
Calgary, Alberta

MLS # A2327752



\$189,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	650 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 433
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters		

Inclusions: None

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, and vacant possession is available August 1 — move in yourself or hand the keys to a new tenant on day one. Book your private showing today!