



GRASSROOTS
REALTY GROUP

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401, 617 56 Avenue SW
Calgary, Alberta

MLS # A2335621



\$229,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	812 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 540
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: NA

Welcome to Unit 401 at 617 56 Avenue SW! This top-floor, end-unit, south facing condo offers 812 sq. ft. of thoughtfully designed living space with 2 bedrooms, 1 full bathroom, and a private 137 sq. ft. balcony. The excellent open-concept layout is filled with natural light thanks to its desirable end-unit location, featuring two windows in the dining and living areas that provide significantly more brightness than many interior units in the building. Pride of ownership is evident throughout, as the home has been exceptionally well maintained and remains in great condition. The well-managed building is currently undergoing a proactive major exterior rehabilitation and structural modernization project under full engineering oversight which is almost over. Buyers can enjoy peace of mind knowing the building envelope, entryways, and stairwells are being comprehensively renewed, creating long-term value and confidence in ownership. Truly a fantastic opportunity to secure a home in an updated building with the heavy lifting already underway. The location is hard to beat. Just a short walk to Chinook CTrain Station, Chinook Centre, restaurants, grocery stores, and everyday amenities, this home offers exceptional convenience for both owners and tenants. Enjoy quick access to downtown, major transit routes, Macleod Trail, Glenmore Trail, and the city's pathway network, making commuting and getting around Calgary simple and efficient. Whether you're looking for a comfortable home or a smart investment, this central location delivers outstanding accessibility and long-term appeal.