

\$305,000 - 104, 735 56 Avenue Sw, Calgary

MLS® #A2197255

\$305,000

2 Bedroom, 2.00 Bathroom, 971 sqft
Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Discover the perfect blend of elegance and comfort in this spacious corner condo, nestled within a stylish boutique building in Windsor Park. Designed to feel more like a home than an apartment, this bright and beautifully maintained suite offers a sophisticated living experience.

Step inside to a thoughtfully designed layout featuring a functional kitchen that seamlessly flows into the open-concept dining area and living room with fireplace. The expansive southwest-facing patio extends your living space, providing the perfect spot to relax or entertain.

The generously sized primary suite includes a walk-in closet and a full ensuite with a soaker tub. A second bedroom is conveniently located near the additional full bathroom, making this home both practical and inviting. Additional perks include in-suite laundry, a titled underground parking stall, and secure storage. This well-managed building has been meticulously maintained and demonstrates a pride of ownership throughout. Ideally located for downtown commuters—whether by car or transit—this home is also close to premier shopping and surrounded by some of the city's most prestigious neighbourhoods, while being within close proximity to Glenmore Reservoir, and many of the city's favourite walking pathway systems. A rare find that truly checks all the boxes!

Built in 2000



Essential Information

MLS® #	A2197255
Price	\$305,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	971
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

Community Information

Address	104, 735 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0G9

Amenities

Amenities	Elevator(s), Parking, Storage
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

Interior

Interior Features	Kitchen Island, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features Balcony
Construction Wood Frame

Additional Information

Date Listed February 28th, 2025
Days on Market 14
Zoning M-C2

Listing Details

Listing Office Real Estate Professionals Inc.

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