

# \$349,900 - 204, 622 56 Avenue Sw, Calgary

MLS® #A2201032

**\$349,900**

2 Bedroom, 3.00 Bathroom, 988 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

This spacious and stylish two-story condo, featuring 2 bedrooms and 2.5 bathrooms, is an ideal home for young families or professionals seeking both comfort and convenience. Step inside to discover a fully equipped kitchen that seamlessly flows into a bright, inviting living and dining area. A cozy gas fireplace adds warmth and charmâ€”perfect for Calgaryâ€™s wintersâ€”while large windows fill the space with natural light, creating a welcoming atmosphere. Freshly painted throughout, the interior feels vibrant and refreshed. A 2-piece bathroom and a walk-in pantry/storage room complete the main level. Upstairs, you'll find two large bedrooms, each with its own private ensuite, making it perfect for guests or roommates. Vaulted ceilings enhance the airy feel, while the east bedroom boasts a spacious walk-in closet, and the west bedroom offers a private balconyâ€”ideal for enjoying your morning coffee. A convenient upper-level laundry room and additional storage space add to the functionality of the home. An added bonus? Heated and secured underground parking, keeping you protected from Calgaryâ€™s winter weather. Located in Windsor Park, this condo offers easy access to amenities like Chinook Mall, Britannia Plaza, and major transportation routes. Donâ€™t miss the chance to make this fantastic inner-city home yoursâ€”schedule a viewing today!

Built in 1999



## Essential Information

MLS® #	A2201032
Price	\$349,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	988
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

## Community Information

Address	204, 622 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0G8

## Amenities

Amenities	Parking, Secured Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Parkade, Titled, Underground, Carport
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
# of Stories	3

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	26
Zoning	DC

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.