

# \$364,900 - 402, 735 56 Avenue Sw, Calgary

MLS® #A2226148

## \$364,900

2 Bedroom, 2.00 Bathroom, 980 sqft  
Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Here in the highly-desirable inner city community of Windsor Park is this beautifully renovated condo in THE WINDSORS, only a few short blocks to the Calgary Golf & Country Club, Chinook Centre & transit. Prime location on the Northeast corner on the top floor of this 4-storey building, this stunning home enjoys engineered hardwood floors & quartz countertops, 2 great-sized bedrooms, 2 full bathrooms & secure titled underground parking stall for your exclusive use. Wonderful open concept floorplan bathed in natural light, featuring large windows, sunny living room with toasty gas fireplace & balcony with gas BBQ line, spacious dining room area & fantastic kitchen with waterfall quartz counters & newer KitchenAid stainless steel appliances including stove/convection oven & fridge with water line. The primary bedroom has 2 mirrored closets & ensuite with quartz counters & tile floors. On the opposite side of the condo is the 2nd bedroom & 2nd full bath which also has tile floors & quartz counters. The laundry room with Whirlpool Duet washer & Maytag dryer, is a super size with lots of space for storage. Additional features include solid core doors, air conditioning, new light fixtures, window blinds, plugs & switches. In the underground parking, your titled parking stall with adjoining storage locker is conveniently located just steps from the elevator, plus there is bike storage for the residents as well. A truly wonderful home offering the maintenance-free lifestyle you've always wanted, in this



coveted neighbourhood within minutes to shopping & area amenities, parks & downtown.

Built in 2000

### Essential Information

MLS® #	A2226148
Price	\$364,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	402, 735 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0G9

### Amenities

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

### Interior

Interior Features	Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard

Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
# of Stories	4
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	4
Zoning	M-C2

### **Listing Details**

Listing Office	Royal LePage Benchmark
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