

# \$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	5
Zoning	M-C2

### **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.