

# \$324,900 - 201, 701 56 Avenue Sw, Calgary

MLS® #A2249517

**\$324,900**

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Welcome to this stylish and bright 1200 square foot 2 Bed & 2 Bath townhome in beautiful Windsor Park!! A true move-in ready unit with tons of natural sunlight flowing throughout every corner of the home. The kitchen has plenty of counter space and storage, everything you need to stay clean and organized with updated white cabinetry and butcher block countertops, new Stainless Steel fridge (2022) and a stainless steel dishwasher. The sunlit dining area gives you more space for family meals or more kitchen storage. The spacious living room has a wood fireplace and sliding patio doors leading out to the south facing balcony. Plus a full 3pc bath with in-suite laundry on the main level. The roomy primary is full of light with a large window and has a full 4pc ensuite with walk in closet. The secondary bedroom has two windows and space, it can also be used as a stunning home office. The unit also has an additional storage locker. This location is perfect for everything you need, close to the river pathways, Parks, Chinook centre, C-train/Transit and tons of restaurants and amenities at your fingertips. Come see why Windsor Park is one of Calgary's most desirable communities. Contact a realtor today to view this amazing deal before it's gone.

Built in 1989

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2249517      |
| Price          | \$324,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,232         |
| Acres          | 0.00          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 201, 701 56 Avenue Sw |
| Subdivision | Windsor Park          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 0G9               |

### Amenities

|                |                |
|----------------|----------------|
| Amenities      | None           |
| Parking Spaces | 1              |
| Parking        | Covered, Stall |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Walk-In Closet(s), Wood Counters                        |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Electric                                                      |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Wood Burning                                                             |
| Basement          | None                                                                     |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                                  |
|-----------------|----------------------------------|
| Lot Description | Rectangular Lot                  |
| Roof            | Asphalt Shingle                  |
| Construction    | Stucco, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete                  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 19                |
| Zoning         | M-C2              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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