

# \$319,000 - 304, 735 56 Avenue Sw, Calgary

MLS® #A2237295

**\$319,000**

2 Bedroom, 2.00 Bathroom, 893 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Welcome to this beautifully designed 2-bedroom, 2-bathroom condo that blends comfort, style, and urban convenience. Located in the desirable community of Windsor Park, this spacious unit features a bright open-concept layout with large windows that flood the space with natural light.

The modern kitchen flows effortlessly into the living and dining areas, making it perfect for both everyday living and entertaining. The primary bedroom includes a private ensuite, while the second bedroom offers flexibility for guests, a home office, or hobby space.

Enjoy a large private balcony—ideal for morning coffee or relaxing after a long day. Additional features include secure underground parking, a dedicated storage room, and in-suite laundry for added convenience.

Centrally located just steps from shopping, dining, transit, and other essential amenities, this condo offers the perfect balance of style and location. Whether you're a professional, downsizer, or investor, this is an exceptional opportunity in a vibrant and walkable neighborhood.

Built in 2000

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2237295          |
| Price          | \$319,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 893               |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 304, 735 56 Avenue Sw |
| Subdivision | Windsor Park          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 0G9               |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Chandelier, Granite Counters   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 4  |

### Exterior

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

Construction            Stucco

**Additional Information**

Date Listed            July 5th, 2025  
Days on Market        13  
Zoning                 M-C2

**Listing Details**

Listing Office           Renzo Real Estate Inc.

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