

# \$249,900 - 101, 727 56 Avenue, Calgary

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MLS® #A2242803

**\$249,900**

2 Bedroom, 1.00 Bathroom, 764 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

A rare opportunity – the only condo currently for sale in the entire building!

This is your chance to own a bright and spacious 2-bedroom condo in the highly sought-after community of Windsor Park. Ideally located on the main floor, this home offers the convenience of direct access to a private patio – perfect for enjoying your morning coffee or evening BBQs.

Inside, you'll find a functional open-concept layout with a welcoming living space, a well-appointed kitchen with ample storage, and two generously sized bedrooms. Added conveniences include in-suite laundry, in-suite storage, central vacuum and an assigned parking stall. This quiet, pet-friendly building (with board approval) is perfect for those seeking comfort, community, and an easy lifestyle.

Located just steps from Chinook Centre, schools, parks, and transit, you'll love the unbeatable access to shopping, dining, and downtown. Whether you're a first-time buyer or looking to downsize, this is a fantastic opportunity to enjoy affordable inner-city living.



Kindly note that this is an adult-only (21+) building.

Condo fees include heat and water. A rare offering – don’t miss it!

Built in 1982

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2242803          |
| Price          | \$249,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 764               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 101, 727 56 Avenue |
| Subdivision | Windsor Park       |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2V 4Z8            |

**Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Laundry, Secured Parking, Bicycle Storage |
| Parking Spaces | 1                                                      |
| Parking        | Underground                                            |

**Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers |
|-------------------|------------------------------------------------------------------|

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating      | Baseboard                                                           |
| Cooling      | None                                                                |
| # of Stories | 4                                                                   |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Other                                                  |
| Roof              | Asphalt Shingle                                        |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame, Wood Siding |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 44              |
| Zoning         | M-C2            |

## Listing Details

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

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