

# \$649,000 - 642 56 Avenue Sw, Calgary

MLS® #A2210035

**\$649,000**

2 Bedroom, 5.00 Bathroom, 2,001 sqft

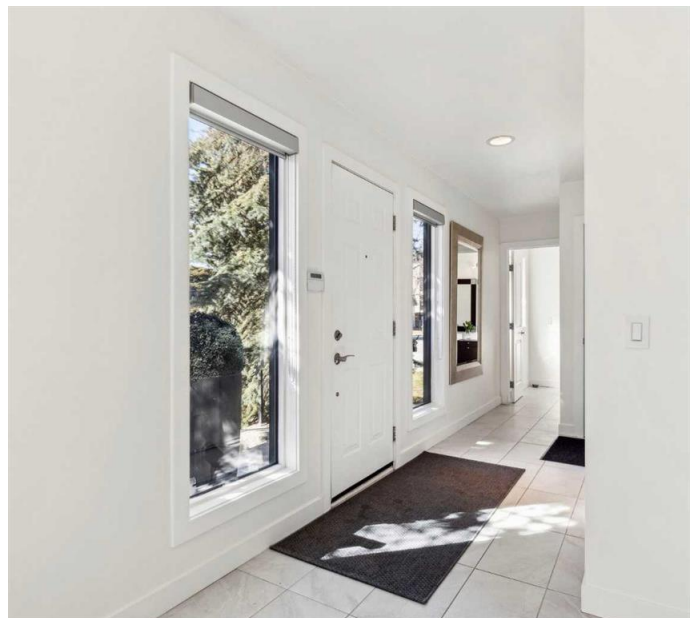
Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Welcome to this bright south facing townhome located in the desirable community of Windsor Park! With over 2656sqft of developed living space this is one property you won't want to miss. The first floor features a large foyer, office/flex room, 2 piece bathroom, ample storage, garage entrance and access to the back patio to entertain guests and enjoy those beautiful nights. The second floor features an extensive window package that floods the space with natural light. The open floor plan lets gatherings easily flow from the kitchen, dining area and living room to relax in front of the sleek gas fireplace. The third storey features the primary bedroom and private ensuite, laundry, second bedroom and large 4 piece bathroom. Both bedrooms host large walk-in closets. The basement hosts a large open room - perfect for cozy movie nights or exercise space, 4 piece bathroom and added storage. Additional features included, brand new stainless steel refrigerator, heated garage floors, heated first floor, heated basement floors, central vacuum system, garburator, ceiling fans, attached garage and side driveway. Excellent location near Calgary golf and country club, Chinook and Britannia shopping, Elbow river pathways and minutes to downtown. Book your showing today!

Built in 2005

## Essential Information



MLS® #	A2210035
Price	\$649,000
Bedrooms	2
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,001
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	642 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0G8

### **Amenities**

Amenities	Parking, Secured Parking, Snow Removal
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Metal Counters, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Courtyard, Rain Gutters

Lot Description City Lot, Corner Lot, Lawn, Level, Low Maintenance Landscape, Street Lighting

Roof Rolled/Hot Mop

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 12th, 2025

Days on Market 11

Zoning DC

## Listing Details

Listing Office CIR Realty

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