

# \$350,000 - 203, 705 56 Avenue Sw, Calgary

MLS® #A2232567

## \$350,000

2 Bedroom, 2.00 Bathroom, 990 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Harrison Manor is a true gem located in the highly sought-after neighbourhood of Windsor Park.

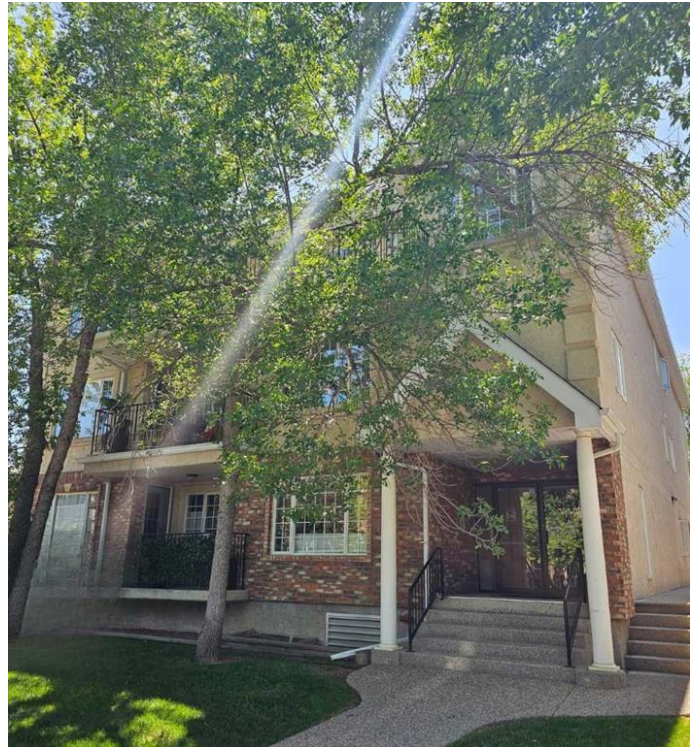
It is a charming and intimate 9 condominium residence characterised by its well-maintained, stylish façade, thoughtful design, and very desirable curb appeal.

Windsor Park offers easy access to downtown Calgary, while maintaining a peaceful, suburban atmosphere. It's tree lined streets and quiet residential areas are perfect for those looking for tranquility while staying connected to the city.

This impeccably renovated two-bedroom, two-bathroom condominium is a rare blend of sophistication, comfort, and convenience. From the moment you enter, you're greeted by the rich texture of pebble epoxy stone flooring, a grounding detail that brings a sense of natural luxury underfoot.

The kitchen is a true standout—refined and functional—with upgraded cabinetry finished with classic crown moulding, modern hardware, and a new sink and faucet. A custom stone feature elevates the breakfast bar into a statement piece, ideal for casual meals or morning coffee.

The open-concept layout flows effortlessly from the dining area to the expansive living room, where sleek laminate flooring and freshly painted walls set a crisp, modern tone. Hunter Douglas window coverings filter the sunlight with understated elegance, while a gas fireplace adds warmth and charm, making



the space equally suited for quiet evenings or entertaining with friends and family. Each bedroom is designed with care, offering flexible space and filling with bright, uplifting morning light, the perfect way to start your day.

The primary suite is a serene retreat, complete with his and hers closet spaces, a private door to the outdoor deck and a well-appointed four-piece en-suite.

The second bedroom offers private access to the fully renovated 3 piece guest bathroom, creating a perfect setup for a secondary primary suite. Ideal for guests, extended family, or anyone who values extra privacy and comfort.

Step outside onto your private south-east facing balcony and enjoy uninterrupted sun throughout the day. With nearby Britannia Shopping Centre, Chinook Centre, and effortless access to Macleod Trail, Glenmore Trail, and downtown Calgary, this location offers the very best of urban living.

Additional features include upgraded lighting, brand new remote ceiling fans in bedrooms, in-suite laundry, an assigned parking stall, dedicated storage, and inclusive condo fees covering heat, water, gas for the fireplace, waste removal, insurance, property management, and reserve contributions. Stylish, spacious, and superbly locatedâ€”this Windsor Park gem is more than just a home. Itâ€™s a lifestyle. Call or text to view this breathtaking condo, you will love the modern renovations, the hassle-free lifestyle, and easy accessibility to everywhere!

Built in 1994

**Essential Information**

MLS® #	A2232567
Price	\$350,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	203, 705 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0G9

### **Amenities**

Amenities	Secured Parking, Storage
Parking Spaces	1
Parking	Assigned, Parkade, Stall, Underground, Secured

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Vinyl Windows, Track Lighting
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Street Lighting
Roof	Asphalt Shingle

Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	38
Zoning	M-C2

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.