

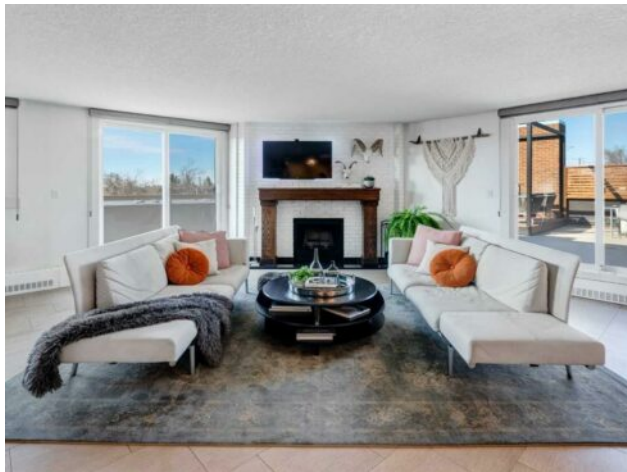


GRASSROOTS
REALTY GROUP

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505, 511 56 Avenue SW
Calgary, Alberta

MLS # A2213767



\$498,800

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,540 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 908
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: TV wall mount above Fireplace, rectangular planters on patio

Open House Saturday April 26, 2-4 p.m. . Wow! An impressive combination of luxurious updated indoor living space and unparalleled outdoor living space. Ultra quiet top floor of concrete building, 1525 ft., 2 BR, 2 full bath home with superior finishing throughout. Custom Martha Stewart "Living” island kitchen, stone counters, Electrolux & Bosch appliances, fresh updated bathrooms, luxury vinyl tile & ceramic tile flooring, custom built-ins, double closets, wood burning fireplace and large in suite laundry room. Open, functional great room plan with bright segregated office/studio space. You will love how all the newer windows (custom blinds) spill natural light into the living areas. 2 smooth slide patio doors open onto the expansive 700 sq.ft. penthouse style wrap around rooftop patio. Peaceful privacy, including a 24’ x 24’ outdoor sitting area with new wood feature walls perfect for entertaining, BBQs, or outdoor workouts while enjoying panoramic southern blue-sky vistas (click 3D for indoor and outdoor panoramas). Abundant storage space in suite and laundry room. Easy care executive lifestyle with 2 heated indoor parking stalls with updated building exterior/common areas, well equipped exercise area with steam room. Well positioned on a quiet tree lined street in the peaceful heart of revitalized Windsor Park offering inner city convenience. Walking distance to LRT, transit, Chinook Mall, shops, restaurants, a short bike ride to Stanley Park, the Reservoir/Elbow River pathways and a 10-minute drive to downtown. Condo fees only \$907 incl. heat, water & sewer. Immaculate home, just move in, relax and enjoy!