

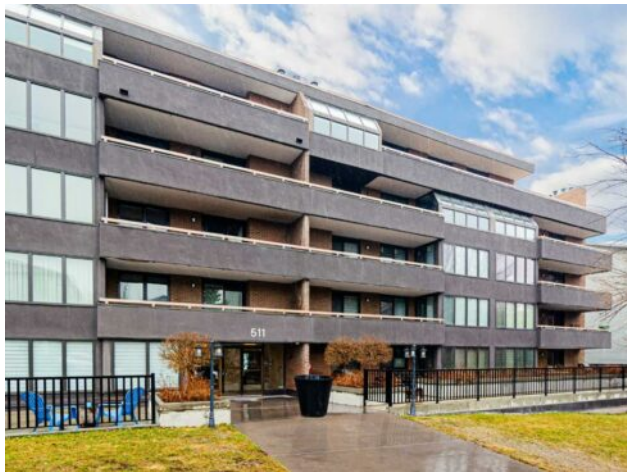


GRASSROOTS
REALTY GROUP

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205, 511 56 Avenue SW
Calgary, Alberta

MLS # A2213779



\$315,000

Division:	Windsor Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,089 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 645
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: n/a

Step into this beautifully maintained condo in the heart of desirable Windsor Park, offering over 1,000 sq. ft. of comfortable living space. This inviting 2-bedroom, 1-bathroom home is perfect for first-time buyers, downsizers, or savvy investors alike. The bright and spacious living room welcomes you with an abundance of natural light streaming through large south-facing windows, perfectly complemented by a cozy fireplace—ideal for relaxing evenings. The modern kitchen is both stylish and functional, featuring rich wood cabinetry, sleek stainless steel appliances, and a convenient breakfast bar for casual dining. Step through sliding doors onto a generous balcony, perfect for summer BBQs or simply enjoying your morning coffee outdoors. Both bedrooms are generously sized, offering ample room for rest and retreat. The home is complete with a full 5-piece bathroom and the added convenience of in-suite laundry. Your vehicle will stay warm and secure in the assigned underground parking stall in the secure parkade. Located in a quiet, well-kept complex, Windsor Point is ideally situated near schools, shopping centers, restaurants, parks, and playgrounds. Whether you're looking for your next home or a fantastic investment opportunity, this property checks all the boxes. Don't miss out—schedule your private viewing today!