



**GRASSROOTS**  
REALTY GROUP

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209, 315 50 Avenue SW  
Calgary, Alberta

MLS # A2234697



**\$265,000**

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	912 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Guest, On Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Tile
Roof:	-
Basement:	-
Exterior:	Concrete, Stone, Stucco, Wood Siding
Foundation:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 649
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

PRICE REDUCTION !!!!! Welcome to this beautiful second floor condo, ideally located in the beautiful Community of Windsor Park. This stylish concrete building condo is quiet and in a secured building with elevator access. We feature a bright and inviting two-bedroom, one bathroom home that has been freshly painted throughout and features brand-new carpets, creating a fresh and modern feel the moment you walk in. The kitchen has been tastefully refinished with sleek granite countertops, updated cabinetry, and a contemporary design, with newer appliances. while the bathroom also boosts refinished cabinets and a clean, updated look. This home is perfect for first time buyers or investor-completely move-in ready with nothing to do but unpack and enjoy. You'll love the unbeatable location, such as Britannia Plaza , Sunterra Market and lets not forget Village Ice cream .. Don't miss your opportunity to own this charming, affordable home in the heart of Calgary.