



GRASSROOTS
REALTY GROUP

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101, 727 56 Avenue
Calgary, Alberta

MLS # A2242803



\$259,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 585
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers		

Inclusions: N/A

A rare opportunity – the only condo currently for sale in the entire building! This is your chance to own a bright and spacious 2-bedroom condo in the highly sought-after community of Windsor Park. Ideally located on the main floor, this home offers the convenience of direct access to a private patio – perfect for enjoying your morning coffee or evening BBQs. Inside, you'll find a functional open-concept layout with a welcoming living space, a well-appointed kitchen with ample storage, and two generously sized bedrooms. Added conveniences include in-suite laundry, in-suite storage, central vacuum and an assigned parking stall. This quiet, pet-friendly building (with board approval) is perfect for those seeking comfort, community, and an easy lifestyle. Located just steps from Chinook Centre, schools, parks, and transit, you'll love the unbeatable access to shopping, dining, and downtown. Whether you're a first-time buyer or looking to downsize, this is a fantastic opportunity to enjoy affordable inner-city living. Kindly note that this is an adult-only (21+) building. Condo fees include heat and water. A rare offering – don't miss it!