



**GRASSROOTS**  
REALTY GROUP

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307, 617 56 Avenue SW  
Calgary, Alberta

MLS # A2249186



**\$234,900**

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 548
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, See Remarks, Storage, Vinyl Windows		

Inclusions: n/a

**LIFESTYLE & VALUE** - Here is a thoughtfully refreshed 2 Bedroom Condo in a superb inner city location. &nbsp;It's a fabulous affordable opportunity be it moving up, across or downsizing, as well as investment. Nestled in the charming west side of Windsor Park, enjoy the landscaped grounds and tree-lined street. &nbsp;This sizable unit has been professionally repainted in contemporary tone. Also there is &nbsp;new carpeting - so comfy on the feet . And recently. the bathroom has been delightfully updated. The full width South Deck adds so much to the condo lifestyle. Step out and soak up the rays. Handy same floor laundry - frees up unit space, cost-effective & hey & no risk of washer flood in unit. Convenient rear parking. Windsor Park enjoys an exceptional location. Steps to both Britannia Plaza & Crossing, Sunterra. bistros, shops and services. &nbsp;Grab-a-java or ice-nice-cream and stroll to Sandy Beach or Stanley Park. Easy jaunt to &nbsp;Chinook, Heritage Park, Rockyview Hospital. Great transit and C-Train. Minutes to DT.&nbsp;&nbsp; Low condo fees & property taxes. Professionally cleaned & ready to go - Wrap it up, &nbsp;sit back and enjoy.&nbsp;