



**GRASSROOTS**  
REALTY GROUP

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201, 701 56 Avenue SW  
Calgary, Alberta

MLS # A2249517



**\$324,900**

Division:	Windsor Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,232 sq.ft.	Age:	1989 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

**Heating:** Baseboard, Electric

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Stucco, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home, Walk-In Closet(s), Wood Counters

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** \$ 438

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

Welcome to this stylish and bright 1200 square foot 2 Bed & 2 Bath townhome in beautiful Windsor Park!! A true move-in ready unit with tons of natural sunlight flowing throughout every corner of the home. The kitchen has plenty of counter space and storage, everything you need to stay clean and organized with updated white cabinetry and butcher block countertops, new Stainless Steel fridge (2022) and a stainless steel dishwasher. The sunlit dining area gives you more space for family meals or more kitchen storage. The spacious living room has a wood fireplace and sliding patio doors leading out to the south facing balcony. Plus a full 3pc bath with in-suite laundry on the main level. The roomy primary is full of light with a large window and has a full 4pc ensuite with walk in closet. The secondary bedroom has two windows and space, it can also be used as a stunning home office. The unit also has an additional storage locker. This location is perfect for everything you need, close to the river pathways, Parks, Chinook centre, C-train/Transit and tons of restaurants and amenities at your fingertips. Come see why Windsor Park is one of Calgary's most desirable communities. Contact a realtor today to view this amazing deal before it's gone.