



GRASSROOTS
REALTY GROUP

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406, 511 56 Avenue SW
Calgary, Alberta

MLS # A2254258



\$299,900

Division:	Windsor Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	998 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 601
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	M-C2 d150
Foundation:	-	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to Windsor Park, one of Calgary's inner city communities. This renovated 2 bedroom condo offers a bright and spacious layout in a solid concrete building. Just steps from Chinook Mall, close to downtown, and with quick access to major routes, the location is hard to beat. Inside, the unit has been fully updated with a brand new kitchen featuring modern cabinetry and updated appliances. New flooring flows throughout, and the open design creates a seamless connection between the living and dining areas. A wood burning fireplace adds a cozy touch for Calgary's winters, while sliding doors open to a large private balcony with room to relax. The spacious primary bedroom enjoys excellent natural light and enough room to double as a home office or workout area. It also features a walk through closet with direct access to the renovated bathroom, giving it the feel of a private ensuite. A second bedroom offers flexibility for family, guests, or office space. Additional highlights include in suite laundry, a storage room, and underground heated parking. This well maintained building provides excellent amenities including a fitness centre, sauna, and party room. With the unit's modern renovations, thoughtful features, and a prime location, this condo is truly move in ready. Please see Video and 3D tour.