



**GRASSROOTS**  
REALTY GROUP

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404, 736 57 Avenue SW  
Calgary, Alberta

MLS # A2255423



**\$364,900**

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	969 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 681
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Excellent top floor corner unit, air conditioned, with vaulted ceiling, spacious two bedroom, two bathroom plan, extra wide deck, open plan with spacious kitchen overlooking a spacious great room. neutral colours with recent upgrades including: flooring, interior painting, light fixtures, bathroom hardware and taps, appliances,