



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2, 534 56 Avenue SW  
Calgary, Alberta

MLS # A2261135



**\$335,000**

|                  |                                                                       |               |                   |
|------------------|-----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Windsor Park                                                          |               |                   |
| <b>Type:</b>     | Residential/Four Plex                                                 |               |                   |
| <b>Style:</b>    | Bi-Level                                                              |               |                   |
| <b>Size:</b>     | 564 sq.ft.                                                            | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 2                                                                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Assigned, Parking Pad, Stall                                          |               |                   |
| <b>Lot Size:</b> | -                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Landscaped, Low Maintenance Landscap |               |                   |

|                    |                                                 |                   |                 |
|--------------------|-------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                         | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | \$ 250          |
| <b>Basement:</b>   | Full                                            | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stucco, Wood Frame                              | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home |                   |                 |

**Inclusions:** See Private Remarks

Amazing Opportunity to Own an Inner-City 2 Bedroom Townhouse in Desirable Windsor Park! This spacious bi-level offers nearly 1,000 sq. ft. of living space with 2 bedrooms, 1.5 baths, air conditioning, and LOW condo fees &mdash; move-in ready and available for immediate possession! Freshly painted throughout with brand new carpets and modern light fixtures, this home feels bright, clean, and welcoming. The upper level features an open-concept layout with a stylish kitchen complete with upgraded stainless steel appliances, a generous corner pantry, a breakfast nook, and a peninsula with bar seating. The adjoining dining and living area is perfect for relaxing or entertaining, featuring hardwood floors, a cozy gas fireplace, and large windows that fill the space with natural light. A convenient 2-piece bath completes this level. Downstairs, you&rsquo;ll find two spacious bedrooms with high ceilings, a full 4-piece bathroom, and a separate laundry room. The thoughtful layout provides privacy between the living and sleeping areas, along with ample storage and double hallway closets. Enjoy your private fenced patio&mdash;ideal for morning coffee or evening unwinding&mdash;plus assigned parking directly behind the unit. This well-managed 4-plex combines the convenience of condo living with the comfort and privacy of a home. Located minutes from downtown, Chinook Centre, Britannia Plaza, schools, parks, and public transit, this is an incredible opportunity to live or invest in one of Calgary&rsquo;s most sought-after inner-city communities.