



GRASSROOTS
REALTY GROUP

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

106, 628 56 Avenue SW
Calgary, Alberta

MLS # A2281489



\$288,000

Division:	Windsor Park		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	788 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 426
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Walk-In Closet(s)		

Inclusions: n/a

An ideal place to call home, this bungalow-style townhouse is perfectly located in the heart of Windsor Park and offers easy, low-maintenance living. Step inside to a bright, open-concept layout with a spacious foyer that leads into the kitchen, featuring stainless steel appliances and a convenient breakfast bar—great for quick meals or casual entertaining. The kitchen opens to the cozy living room with laminate flooring, a corner gas fireplace, large windows, and direct access to a generous patio and outdoor space, perfect for relaxing after a long day. The thoughtfully designed floor plan includes two comfortable bedrooms, highlighted by a primary bedroom with a walk-through closet and private 3-piece ensuite. A full 4-piece bathroom and in unit laundry add everyday convenience. Assigned parking and storage are included, and the location puts you close to schools, shopping, parks, and public transit—making this a smart and affordable first step into homeownership.