



**GRASSROOTS**  
REALTY GROUP

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302, 727 56 Avenue SW  
Calgary, Alberta

MLS # A2286394



**\$205,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	702 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 552
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** none

\*\*\* MAJOR PRICE REDUCTION \*\*\*Pristine apartment condo located in quiet adult -oriented building . This immaculate unit has been updated and extremely well taken care of . The perfect location within the building , set in the corner away from other units and offers a private balcony with views . This bright and inviting unit offers an open plan , updated kitchen and breakfast bar opening up to the main living room and offers a large separate dining room . The oversized primary bedroom has room for a king sized bed, armoire and additional furniture . There is a walk-in closet with cheater door to a fully renovated 3 piece bath . There is in suite laundry ( stackable unit ) and additional storage within this well laid out floor plan . There is underground parking in the secured garage with one of the largest stalls in the building . Stall # 60 is conveniently located 3 floors below using the stairs and you are at your vehicle