



401, 735 56 Avenue SW
Calgary, Alberta

MLS # A2288566



\$334,888

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit, Attached-Front/Back		
Size:	1,026 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Stucco

Foundation: -

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 717

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: Window Coverings

Welcome to this bright top-floor condo offering an open-concept layout and an unbeatable location. The spacious design creates a comfortable flow between the kitchen, dining, and living areas—perfect for everyday living or entertaining. The home has seen several recent upgrades, including a new washer, dryer, fridge, and stove all replaced within the last 18 months, giving peace of mind and modern convenience. The primary suite is a standout feature, complete with a spa-inspired ensuite featuring six shower heads—including an overhead rain shower, handheld wand, and four body jets—surrounded by tile and glass doors for a true retreat feel. A bathroom heat lamp adds extra comfort on cooler mornings. Enjoy the benefits of top-floor living, plus easy access to everything the neighbourhood offers. Located close to Britannia shopping, cafes, restaurants, and everyday amenities, with beautiful walking paths nearby and quick access to downtown for an easy commute. A fantastic opportunity for buyers looking for comfort, upgrades, and convenience in one great package.