



203, 511 56 Avenue SW  
Calgary, Alberta

MLS # A2293980



**\$329,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Windsor Park                         |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit          |               |                   |
| <b>Size:</b>     | 1,089 sq.ft.                         | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 2                                    | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Heated Garage, Underground |               |                   |
| <b>Lot Size:</b> | -                                    |               |                   |
| <b>Lot Feat:</b> | -                                    |               |                   |

|                    |                                                   |                   |           |
|--------------------|---------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Baseboard, Natural Gas                            | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                    | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Tar/Gravel                                        | <b>Condo Fee:</b> | \$ 661    |
| <b>Basement:</b>   | -                                                 | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Concrete, Stucco                                  | <b>Zoning:</b>    | M-C2 d150 |
| <b>Foundation:</b> | -                                                 | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Elevator, Quartz Counters, Storage, Vinyl Windows |                   |           |

**Inclusions:** None

Windsor Pointe Estates Condominiums (Concrete Building) in the heart of Windsor Park, minutes to Chinook Mall and Chinook LRT Station, #2 bus to downtown on Elbow Drive. Spacious two bedroom plan with open kitchen overlooking a large living room and comfortable dining area. Two oversized bedrooms, total of 1088 sq ft in this quiet and well maintained condominium. Some recent upgrades including tile flooring, light fixtures, appliances, bathroom, interior painting. One secured underground parking stall (#21) with some storage area in front of the stall. In suite laundry and extra storage. Extra length south facing deck .. Great building location with a full south exposure (bright sunshine direction year round). Excellent location access to Britannia business centre (Lina's Italian, Grumman's Deli, Sunterra Market, Native Tongue, ice cream, coffee).