



102, 622 56 Avenue SW  
Calgary, Alberta

MLS # A2298537



**\$274,700**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	728 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 403
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Welcome to this south facing townhome style condominium in the inner city community of Windsor Park, featuring a private outdoor entrance for added comfort and privacy. Inside, a bright, open concept layout offers 9-ft ceilings, laminate flooring, and a functional white kitchen that flows seamlessly into the living space. The well designed floor plan includes two spacious bedrooms and two full bathrooms. The inviting living room features a cozy corner gas fireplace, while in-floor heating provides year round comfort. This unit offers in suite washer and dryer, secured heated underground parking, and assigned storage unit, along with reasonable condo fees. Vacant and ready for immediate possession, it presents a great opportunity for buyers to personalize and add their own touch. Located in a pet-friendly building with convenient access to downtown, Chinook Centre, Macleod Trail, shopping, cafes, restaurants, and nearby green spaces including the Elbow River, Glenmore Reservoir, Sandy Beach, and River Park - this home offers a balance of comfort and convenience. Book your showing today!