



101, 511 56 Avenue SW
Calgary, Alberta

MLS # A2303486



\$299,900

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|------------------|--------------------------------------|---------------|-------------------|
| Division: | Windsor Park | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,023 sq.ft. | Age: | 1981 (45 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Assigned, Heated Garage, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard, Natural Gas

Water: -

Floors: Tile

Sewer: -

Roof: -

Condo Fee: \$ 623

Basement: -

LLD: -

Exterior: Concrete, Stucco

Zoning: M-C2 d150

Foundation: -

Utilities: -

Features: Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry

Inclusions: N/A

Welcome to this beautifully updated 2-bedroom home in the heart of Windsor Park—one of Calgary’s most desirable inner-city communities, where comfort, style, and location come together effortlessly. From the moment you step inside, you’ll be impressed by the thoughtfully designed space featuring tile flooring throughout and a stunning kitchen that truly anchors the home. Enjoy a large central island, two-tone cabinetry with crisp white uppers and a contrasting darker lower cabinets and island, stainless steel appliances, and a spacious pantry with convenient pull-outs—perfect for both everyday living and entertaining. The living room is warm and inviting, centered around a charming wood-burning fireplace with brick facing and a classic mantle, flanked by custom built-in shelving. It’s the perfect blend of character and functionality. But what truly sets this home apart is the massive south-facing patio—an incredible extension of your living space. Rarely found at this size, this sun-drenched outdoor retreat offers endless possibilities for lounging, entertaining, gardening, or simply soaking up the peace and privacy. It’s not just a balcony—it’s a lifestyle feature. Inside, both bedrooms are generously sized with large windows, while the primary suite offers a walk-through closet with vanity and a private 2-piece ensuite. A well-appointed 4-piece main bathroom, in-unit stacked laundry, and closet organizers throughout add everyday convenience. Location is second to none. You’re just a short walk to the scenic pathways along the Elbow River, while still being minutes from downtown, shopping, dining, and transit. Enjoy quick access to Chinook Centre, Macleod Trail, the Glenmore Reservoir, as well as local favourites like Sandy Beach Park and River Park. This home offers a rare

balance of peaceful, nature-filled surroundings and unbeatable urban convenience. Don't just look at the photos—step onto that expansive south-facing patio and experience it for yourself. Book your private showing today.