



GRASSROOTS
REALTY GROUP

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107, 511 56 Avenue SW
Calgary, Alberta

MLS # A2143222



\$334,999

Division:	Windsor Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,044 sq.ft.	Age:	1981 (43 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Vinyl
Roof:	Rubber
Basement:	-
Exterior:	Brick, Concrete
Foundation:	Poured Concrete
Features:	Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 561
LLD:	-
Zoning:	M-C2 d150
Utilities:	-

Inclusions: None

Concrete Building, Updated flooring, paint, kitchen and bathrooms - this 2 bedroom end unit, 1.5 bathroom ground floor unit with Huge Patio is move-in ready! A plethora of natural light invites you inside this open concept floor plan, perfect for entertaining. The inviting living room encourages relaxation in front of the charming wood-burning fireplace. Sliders lead to a huge patio almost 400 sq ft for an easy indoor/outdoor lifestyle - enjoy morning coffees or weekend barbeques nestled amongst mature trees. Plus the added benefit of having a separate entrance that only a ground level end unit can provide! Host, prep and cook with ease in the updated kitchen with clear sightlines into the dining room, perfect for entertaining. The spacious primary bedroom boasts dual walk-through closets leading to the updated, private 2-piece ensuite creating a true owner's sanctuary. A second bedroom, second full bathroom also updated, in-suite laundry and heated underground parking add to your comfort and convenience. The building is one of the nicest buildings in Windsor Park, is well managed and has had many upgrades as well, including siding and complete envelope of the building. Extensive amenities include 2 sauna, his & hers, a party room and a well-equipped fitness center. This quiet, treelined street is within walking distance to Chinook Mall, the C-Train Station, Britannia Plaza, Sunterra Market, Village Ice Cream, Grumman's Delicatessen, Lina's Italian Mercato and much more!