



**301, 705 56 Avenue SW
Calgary, Alberta**

MLS # A2152905



\$545,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	2,047 sq.ft.	Age:	1994 (30 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,373
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	Refrigerator, Dishwasher, Oven, Microwave, Gas Cooktop, Range Hood, Washer, Dryer		

One of a kind, executive 2 storey penthouse condo located in the inner city, very desirable community of Windsor Park. Located within walking distance to amenities and transportation. This NEWLY renovated unit boasts a total of 2047 Sqft over 2 levels with a total of 2 bedrooms, a den, loft, and 3 large bathrooms. Upon entry, you will be met with a phenomenal natural bright open floorplan with vaulted ceilings and a loft. Gourmet kitchen with oak finishings, newer stainless steel appliances, a built in gas range, and a breakfast eating bar. The floors are authentic hardwood with a special inlay of Purple Heart creating a showcase design. The kitchen opens up to a large living room with soaring vaulted ceilings, built-ins and a 3 sided gas fireplace that is open to a formal dining area. The large primary bedroom comes equipped with built-ins, a large walk-in closet, and a spa 5 piece ensuite, complete with a jetted tub and oversized shower. The walk in closet is connected to the large laundry room for added convenience. The private North facing balcony is nestled in the trees creating a tree house feel with privacy. The balcony is accessible from the living room and primary bedroom. The main level is complete with a 2 piece powder room. A gorgeous staircase leads you upstairs to a large family room loft overlooking the living and dining room. This unit boasts one of the most breathtaking, one of a kind, 1500sqft private rooftop terrace, perfect for hosting the most amazing events. The upper floor is complete with a second bedroom, an impressive 3 piece bathroom with a 5 person steam shower in floor heating, a den, and a bonus room, perfect for a home office or hobby room. The unit comes with an assigned underground stall in a heated parkade, as well as an oversized storage locker. The complex is very quiet, and professionally well managed. Located within

minutes to downtown, amenities, shopping, and transportation. Ideal for a professional couple or investor. Exceptional value!