



203, 511 56 Avenue SW
Calgary, Alberta

MLS # A2185232



\$315,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,082 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 645
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

****Open House: Saturday, January 18th & Sunday, January 19th, 2–4 PM**** Welcome to this spacious condo located in the prime Windsor Park, an inner-city community ideally situated near major access roads and amenities such as Macleod Trail, Chinook Mall, Home Depot, Glenmore Trail, Elbow Drive, Britannia Plaza, Stanley Park, Sandy Beach, Sunterra, and Lina’s Market. Plus, it's only a 10-minute drive to the downtown core! This impressive 2-bedroom, 1-bath condo features in-suite laundry, extra storage, and underground parking in a quiet, CONCRETE building. The open-concept layout boasts a cozy living room with a wood fireplace, space for a generously sized dining table, a bright kitchen with quartz countertops, a breakfast bar, and ample cabinets. Easy maintenance with the laminate flooring throughout the living areas and bedrooms, with tiled surfaces in the kitchen and bathroom. Enjoy a large balcony perfect for relaxing and BBQing, with southern exposure that invites a bright and sunny atmosphere. Don’t miss the chance to see this charming home for yourself!