



214, 727 56 Avenue SW
Calgary, Alberta

MLS # A2189021



\$265,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	812 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 616
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	m-c2
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Elevator, No Animal Home, No Smoking Home		

Inclusions: Shelving unit in living room, chest deep freeze in 2nd bedroom

Rare! Not 1, but 2 Underground Parking Stalls! Discover your urban oasis at 214 - 727 56 Ave SW, a meticulously renovated corner unit in desirable Arlington Place. This bright, south-facing 2-bedroom home boasts 844 sq ft of living space, showcasing a comprehensive 2015 renovation with granite countertops, stone tile backsplash, and elegant crown moulding. Ideal for discerning adults, this 21+ building offers a peaceful living environment. The spacious master bedroom features a convenient walk-in closet with direct access to the bathroom, adding both luxury and functionality. An artful touch awaits in the hallway's custom art niche, perfect for displaying your favorite piece. The second bedroom is currently open to the living room but can be easily converted back to a traditional bedroom layout. Most recent updates include a new bathroom faucet, new tub faucet, and newer in-unit MIELE washer and dryer set. The spacious balcony, perfect for summer BBQs, complements the open-concept living area. Convenience is key with two underground parking spots and in-suite storage. Recent building upgrades include new siding, balcony railings, a 2020 roof replacement, and the installation of TELUS Microfibre Internet (with a 25% customer discount available to residents of the building). Nestled in the heart of Windsor Park, you're steps away from Chinook Centre, Sandy Beach, and downtown, with easy transit access via the nearby Chinook LRT station (bus access on Elbow Drive, train access on Macleod Trail) and a short commute to Mount Royal University. This turnkey property in a well-maintained, pet-friendly building (board approval required) offers an unbeatable combination of style, location, and value. Don't miss this excellent opportunity to secure your perfect urban home!