



**312, 315 50 Avenue SW
Calgary, Alberta**

MLS # A2195063



\$264,999

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Windsor Park | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 909 sq.ft. | Age: | 1968 (57 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Guest, Plug-In, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 631 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Cedar, Stone, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage | | |

Inclusions: N/A

ATTENTION! TOP FLOOR, END UNIT, 2 Bedroom Condo available in Windsor Park! This is an incredible opportunity in this market. This well established condominium is well run and well taken care and is available now. This large, well laid out property has just received a full NEW PROFESSIONAL PAINT JOB and BRAND NEW CARPETS throughout! The main living space is open, bright, and well laid out. A spacious kitchen includes modern cabinetry, all black appliances package and Granite Counters, which includes a large island for socializing and casual dining. The kitchen actually includes a large dedicated pantry and full height cabinets which provides you with enough space for all the kitchen appliances, pots, pans and dining ware you need. A feature of this property is the main living room, which is large and ample for a comfortable space for day to day living and socializing. A dedicated dining room provides that little extra, where you can enjoy the separation of space and not be crowded and desiring more space as those other new micro condos. This is a step above... The property has been outfitted with a great amount of large, newer windows that provides an abundance of natural light enhancing the bright and spacious space. The Master Bedroom is very spacious an has a westerly facing window. The second bedroom also leaves nothing left to be desired, great for a couple of young professionals, a growing family or scalable for that growth. Don't forget about in-unit storage and Laundry! Now is the time to take advantage of this opportunity, with a great location, minutes to downtown, Britannia, Chinook Centre, the restaurants and shops of Macleod Trail and City Transit, there is nothing left to be desired! Come and view today!