



GRASSROOTS
REALTY GROUP

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114, 525 56 Avenue SW
Calgary, Alberta

MLS # A2203529



\$239,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	800 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 605
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: none

Discover this beautifully renovated 2-bedroom ground-level apartment, offering both style and convenience! Featuring new flooring throughout, contemporary countertops complemented by sleek white backsplash tiles and updated cabinets, plus all new stainless appliances, this unit is move-in ready. The bathroom boasts a new vanity sink and modern light fixture, while the in-unit laundry adds extra convenience —unlike some other units that rely on a shared coin-laundry room. Being on the ground floor, enjoy easy access without elevators, making moving in a breeze. The unit has exclusive patio space and includes one assigned underground parking space, bike storage and an assigned storage locker just steps across the hallway for added convenience. Plus, scheduled window replacements are getting ready by the condominium corporation. Located in an exceptional area, this home is just a short walk to Chinook Mall, with easy access to the C-Train and Glenmore Trail, making commuting effortless. A great opportunity for first-time buyers, downsizers, or investors—schedule your viewing today! The RMS measurement is below grade.