



GRASSROOTS
REALTY GROUP

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301, 705 56 Avenue SW
Calgary, Alberta

MLS # A2206303



\$499,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	2,047 sq.ft.	Age:	1994 (31 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

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: -

Exterior: Stucco, Wood Frame

Foundation: Wood

Water: -

Sewer: -

Condo Fee: \$ 1,432

LLD: -

Zoning: M-C2

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 / New York style walk up condo located in the inner city. In a very desirable community of Windsor Park, located within walking distance to Chinook Mall and transportation. This NEWLY renovated unit boasts a total of 2047 Sq Ft over 2 levels with a total of 2 bedrooms, an office, 3 large bathrooms, and lofted bonus room. Upon entry, you will be met with a phenomenal natural bright open floor plan 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-like 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 huge 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 heated, underground parking stall as well as an oversized storage locker. The complex is very

quiet, professionally managed and financially in good standing with a good reserve fund. Located within minutes to downtown, amenities, shopping, and transportation. Ideal for a professional couple or investor. Exceptional value!