

**401, 735 56 Avenue SW**  
**Calgary, Alberta**

**MLS # A2314430**



**\$329,888**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit, Attached-Front/Back		
<b>Size:</b>	947 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Ceramic Tile, Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 717

**Basement:** -

**LLD:** -

**Exterior:** Stucco

**Zoning:** M-C2

**Foundation:** -

**Utilities:** -

**Features:** Open Floorplan

**Inclusions:** N/A

Welcome to this bright top-floor condo offering an open-concept layout and an unbeatable location. The spacious design creates a comfortable flow between the kitchen, dining, and living areas—perfect for everyday living or entertaining. The home has seen several recent upgrades, including a new washer, dryer, fridge, and stove all replaced within the last 18 months, giving peace of mind and modern convenience. The primary suite is a standout feature, complete with a spa-inspired ensuite featuring six shower heads—including an overhead rain shower, handheld wand, and four body jets—surrounded by tile and glass doors for a true retreat feel. A bathroom heat lamp adds extra comfort on cooler mornings. Enjoy the benefits of top-floor living, plus easy access to everything the neighbourhood offers. Located close to Britannia shopping, cafes, restaurants, and everyday amenities, with beautiful walking paths nearby and quick access to downtown for an easy commute. A fantastic opportunity for buyers looking for comfort, upgrades, and convenience in one great package.