

401, 727 56 Avenue SW
Calgary, Alberta

MLS # A2342370



\$249,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	916 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Tile, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	-
Features:	No Smoking Home, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 717
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: None

Open house Saturday Sept 19 from 1 to 4pm. Fabulous spacious two bedroom unit on the top floor with a corner location. This building is in a very desirable location in Windsor Park. Close to all amenities Chinook Mall, great access into downtown and surrounding areas; ideally suited for young professionals who want an easy lifestyle. This unit boast a very spacious and functional floor plan with a large living room and dining area combination , two bedrooms, and underground parking. Modest improvements include newly installed luxury vinyl planks throughout and newer stainless steel appliances including a microwave hood fan. There is a spacious balcony that overlooks the quiet tree-lined street; enjoy a morning breakfast or simply a relaxing evening on this balcony. There is plenty of storage especially with a large storage room by the front entrance. There is also a laundry hook-up for a washer/dryer in this room. The building offers laundry facility on each of the floors for convenience. This is a well managed complex with many long term owners in the building. Don't miss out on this great opportunity; call for your private viewing today.