

1P, 525 56 Avenue SW
Calgary, Alberta

MLS # A2344372



\$199,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	735 sq.ft.	Age:	1983 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Amazing penthouse unit in a very well-maintained building, ideally located close to all amenities. Enjoy walking distance to Chinook Centre and the C-Train, with Rockyview General Hospital, parks, schools, shopping and restaurants all just minutes away. This south-facing unit offers an abundance of natural light and an inviting open-concept from the kitchen to the dining room and living room area. The kitchen has been nicely renovated and features plenty of newer cabinetry, granite countertops, newer stainless steel appliances and a large island with an eating bar, making it an ideal space for entertaining. The spacious living room features a corner wood-burning fireplace, which is being sold in as-is condition, creating a warm and inviting focal point. The large bedroom offers an electric fireplace and plenty of closet space, while the updated bathroom adds to the appeal of this renovated unit. There is also a generous storage area within the suite that makes an excellent walk-in closet. Additional features include vinyl plank flooring, underground parking and a separate storage locker conveniently located on the main level. Parking stall #9 is located on the parking level, and the additional storage locker is at the end of the west hallway on the main level, last door on the left. Common laundry and party room are located on main level on the east facing hallway when you come into the building. Plenty of street parking is also available. This is one of the nicest units in the complex and is a must to see. The current tenant is secured on a lease until March 14 2027, and is willing to remain in the property, making this an excellent opportunity for a buyer looking for a turn-key investment.