



THE A-TEAM

RE/MAX FIRST

705 56 Avenue #301, Calgary T2V 0G6

MLS®#: A2141452 Area: Windsor Park Listing Date: 06/14/24 List Price: \$564,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1994

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: 2,047
Low Sqft:
Ttl Sqft: 2,047

Garage Door Opener,Stall,Underground

DOM

14
Layout
Beds: 2 (2 )
Baths: 2.5 (2 1)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Baseboard,Fireplace(s),Natural Gas
Sewer:
Ext Feat: Other

Construction: Stucco,Wood Frame
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt: Wood

Kitchen Appl: Dishwasher,Dryer,Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer
Int Feat: 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)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Dining Room, Laundry, Bedroom - Primary, Bedroom, Family Room, 5pc Ensuite bath, Kitchen, Living Room, 3pc Bathroom, Bonus Room with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:  
**\$1,373**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **9410986**

Remarks

Pub Rmks: **One of a kind, executive 2 storey penthouse condo located in the inner city, very desirable community of Windsor Park. Located within walking distance to amenities and transportation. This NEWLY renovated unit boasts a total of 2047 Sqft over 2 levels with a total of 2 bedrooms, a den, loft, and 3 large bathrooms. Upon entry, you will be met with a phenomenal natural bright open floorplan 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 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 5 person 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 underground stall in a heated parkade, as well as an oversized storage locker. The complex is very quiet, and professionally well managed. Located within minutes to downtown, amenities, shopping, and transportation. Ideal for a professional couple or investor. Exceptional value!**

Inclusions:  
Property Listed By: **Refrigerator, Dishwasher, Oven, Microwave, Gas Cooktop, Range Hood, Washer, Dryer  
Greater Property Group**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







