



THE
A-TEAM

**RE/MAX
FIRST**

525 56 Avenue #419, Calgary T2V 4Z9

MLS®#: **A2143961**

Area: **Windsor Park**

Listing Date: **07/03/24**

List Price: **\$224,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 22-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1983**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **727**
Low Sqft:
Ttl Sqft: **727**

DOM

75
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Wood Frame**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	7' 8" x 6' 8"	Living Room	Main	18' 5" x 13' 7"
Dining Room	Main	8' 0" x 7' 0"	Foyer	Main	7' 11" x 3' 6"
Bedroom - Primary	Main	15' 1" x 11' 4"	4pc Bathroom	Main	7' 6" x 4' 11"
Storage	Main	7' 0" x 4' 11"			

Legal/Tax/Financial

Condo Fee:
\$527

Title: **Fee Simple**
Fee Freq:

Zoning:
M-C2

Monthly

Legal Desc: **9111542**

Remarks

Pub Rmks: **Introducing this expansive top-floor one-bedroom home in the sought-after Windsor Park, and fully renovated for your comfort. This upgraded unit boasts an open concept design, featuring a modernized kitchen, spacious living room, separate dining area, stylish laminate flooring, updated bathroom, and a delightful southern exposure with a generously sized balcony. The kitchen has been revamped with sleek white cabinets and stainless steel appliances. Offering ample space with over 700 sq ft, this unit includes in-suite storage and additional storage on the main level for your convenience. Say goodbye to frosty morning car starts with the added benefit of secure underground heated parking, ensuring stress-free mornings. Located just minutes from public transportation and Chinook Mall, this property combines convenience and comfort seamlessly.**

Inclusions: **Furniture Inventory List (Supplements)**
Property Listed By: **Property Solutions Real Estate Group Inc.**

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