



THE
A-TEAM

**RE/MAX
FIRST**

705 56 Avenue #301, Calgary T2V 0G6

MLS®#: **A2152905**

Area: **Windsor Park**

Listing Date: **07/26/24**

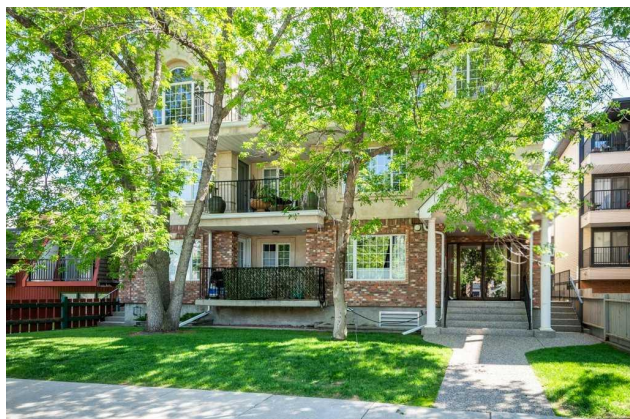
List Price: **\$545,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,047**
Low Sqft:
Ttl Sqft: **2,047**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

52
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Garage Door Opener,Stall,Underground

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

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 6`8"	5pc Ensuite bath	Main	12`0" x 11`4"
Dining Room	Main	13`6" x 10`0"	Kitchen	Main	9`9" x 16`0"
Laundry	Main	9`2" x 7`10"	Living Room	Main	21`0" x 25`5"
Bedroom - Primary	Main	17`10" x 12`11"	3pc Bathroom	Second	11`0" x 9`6"
Bedroom	Second	9`3" x 10`2"	Bonus Room	Second	10`6" x 9`6"
Family Room	Second	20`9" x 18`5"			

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: **Refrigerator, Dishwasher, Oven, Microwave, Gas Cooktop, Range Hood, Washer, Dryer**

Property Listed By: **Greater Property Group**

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



