

705 56 Avenue #102, Calgary T2V 0G9

MLS®#: **A2154943** Area: **Windsor Park** Listing Date: **08/03/24** List Price: **\$344,900**
 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:

Finished Floor Area
 Abv Sqft: **983**
 Low Sqft:
 Ttl Sqft: **983**

DOM
46
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Secured,Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**
 Heating: **Baseboard,Hot Water,Natural Gas** Flooring: **Carpet,Cork,Laminate,Tile**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`0" x 16`11"	Kitchen	Main	12`0" x 7`4"
Dining Room	Main	9`0" x 8`10"	Bedroom - Primary	Main	11`11" x 11`4"
4pc Ensuite bath	Main	9`10" x 5`9"	Bedroom	Main	10`4" x 9`11"
Foyer	Main	6`0" x 4`7"	Laundry	Main	5`4" x 5`2"
3pc Bathroom	Main	8`8" x 5`0"	Balcony	Main	13`6" x 5`7"

Legal/Tax/Financial

Condo Fee:
\$654

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MC-2

Legal Desc: **9410986**

Remarks

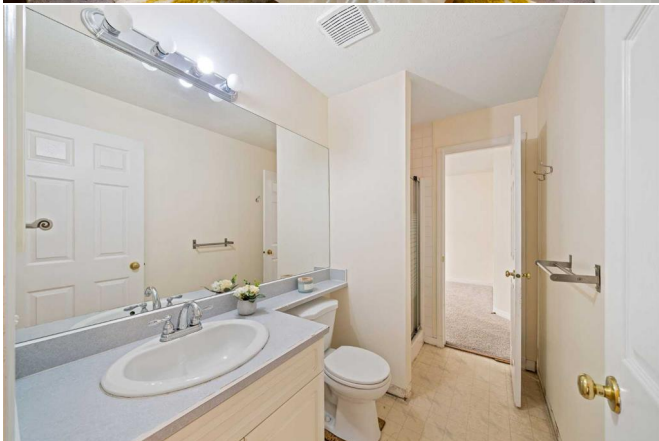
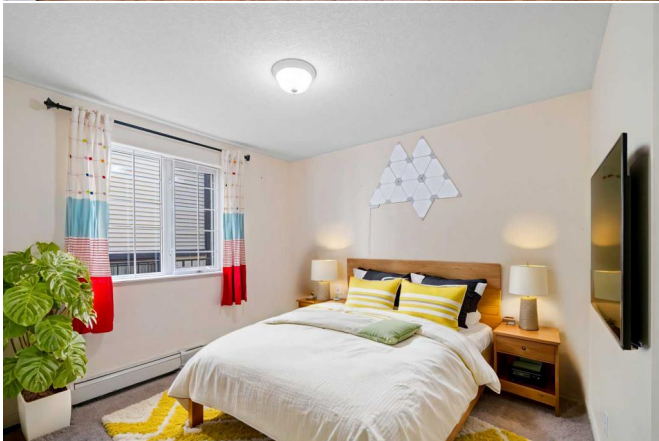
Pub Rmks: **Welcome home to this exquisite and expansive corner unit in the beautiful Harrison Manor located in the most sought-after community of Windsor Park. Upon entry, you are welcomed by a spacious front foyer, an abundance of natural light, and the elegance of modern laminate and cork flooring, complemented by custom kitchen cabinetry. The contemporary kitchen boasts shaker-style cabinetry, a breakfast bar, and stainless-steel appliances. The adjoining dining area is spacious and can easily accommodate a large table for gatherings. The generously-sized living room features large windows with a cozy fireplace, and offers private access to your own wraparound deck. The primary retreat is generously proportioned and includes a 4-piece ensuite and two large closets, with direct access to the patio. The second bedroom is also spacious and is conveniently situated adjacent to the guest 3 piece bathroom, and with easy access to the in-unit laundry area ensuring ease of daily living. The private balcony awaits you, where you can relax on the 13x6 wrap-around deck with the SE sunny views and enjoy a refreshing lemonade on the hot summer days, with exclusive access to your primary suite. Additional features include a titled underground parking stall and a large storage unit. Experience the ultimate in urban living with nearby Sandy Beach park, Chinook Centre, Calgary Stampede, Britannia Plaza, and REPSOL Community Centre just minutes away. Condo fees include heat, water, trash, building insurance, professional management, and reserve fund contributions. Call or text to view this breathtaking condo, you will love the hassle-free lifestyle, and easy accessibility to everywhere! *Some photos have been virtually staged***

Inclusions:
Property Listed By: **N/A**
Century 21 Bamber Realty LTD.

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









#102, 705 56 AVENUE SW
 RECALL REQUIREMENT 3 (DORMERS) - CALGARY-48
 MAIN LEVEL (A.G.) - 983.17 Sq Ft / 91.24 m²
 TOTAL ABOVE GRADE FMS SIZE - 983.17 Sq Ft / 91.24 m²

