



THE
A-TEAM

**RE/MAX
FIRST**

511 56 Avenue #405, Calgary T2V 0G6

MLS® #: **A2160437**

Area: **Windsor Park**

Listing Date: **08/26/24**

List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **1,083**
Low Sqft:
Ttl Sqft: **1,083**

DOM

99
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape,Level**
Park Feat: **Parkade**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Hot Water,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**

Int Feat: **Ceiling Fan(s),Crown Molding,Granite Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	20`0" x 11`10"	4pc Bathroom	Main	0`0" x 0`0"
Living/Dining Room Combination	Main	19`4" x 13`6"	Bedroom	Main	12`0" x 10`9"

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$606	Fee Simple	M-C2 d150
	Fee Freq:	
	Monthly	

Legal Desc: **8910587**

Remarks

Pub Rmks: **Reduced! Wow! Your new home is a bright and open unit with numerous upgrades including granite counters, stainless steel appliances, wood laminate flooring and two large bedrooms. You won't hear your neighbors as it is a concrete building. Keep cool in the summer on the extra large balcony and cozy in the winter with the wood burning fireplace. One block from Chinook mall and close to shopping, restaurants and parks. Must be seen, call Realtor today!**

Inclusions: **NA**
Property Listed By: **Century 21 Bravo Realty**

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







