



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**622 56 Avenue #204, Calgary T2V 0G8**

MLS®#: **A2160642**

Area: **Windsor Park**

Listing Date: **08/30/24**

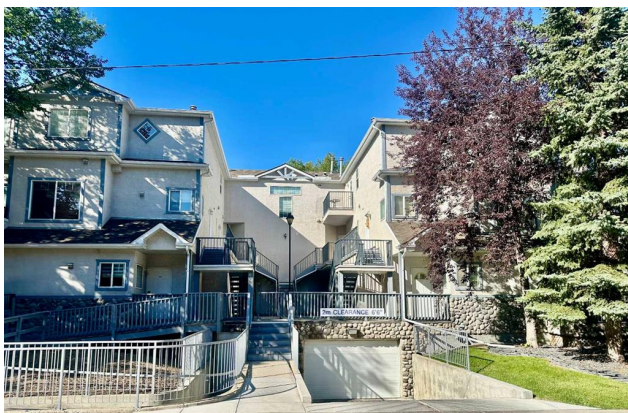
List Price: **\$351,500**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 13-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1999**

Finished Floor Area  
Abv Sqft: **988**  
Low Sqft:  
Ttl Sqft: **988**

DOM

**113**  
Layout  
Beds: **2 (2)**  
Baths: **2.5 (2 1)**  
Style: **Townhouse**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape**  
Park Feat: **Assigned,Heated Garage,Parkade,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Garburator,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Low Flow Plumbing Fixtures,No Smoking Home,Vaulted Ceiling(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>4`4" x 3`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 12`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`5" x 15`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`7" x 12`2"</b>	<b>Storage</b>	<b>Main</b>	<b>6`6" x 3`0"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`6" x 4`5"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`3" x 10`9"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`6" x 4`11"</b>	<b>Laundry</b>	<b>Second</b>	<b>7`6" x 4`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 11`0"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`9" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$523**

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

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **9910354**

Remarks

Pub Rmks: **Welcome to this top floor 2 storey modern townhouse at Windsor Park Court in the heart of Windsor Park. The main level features an open concept floor plan with 9' ceilings, hardwood floors, a spacious kitchen with plenty of cabinets, large dining area, a generously sized living area with a gas burning fireplace. The upper level features two master bedrooms each having their own 4 piece ensuite bath and generous sized closets, vaulted ceilings, and a balcony off one of the bedrooms Upper-level laundry with stacked washer & dryer and "in-floor" heating for all year comfort. Secured underground heated parkade with a tandem parking stall to fit two vehicles. New hot water tank and boiler system upgraded recently. Close to parks, schools and public transportation and just minutes away from Chinook Centre, LRT, Macleod Trail, Glenmore Trail and easy access to Downtown!**

Inclusions:  
Property Listed By: **n/a**  
**VIP Realty & Management**

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





