

735 56 Avenue #205, Calgary t2v0g9

MLS®#: **A2160874** Area: **Windsor Park** Listing Date: **09/27/24** List Price: **\$329,000**
 Status: **Active** County: **Calgary** Change: **-\$6k, 13-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2000**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **993**
 Low Sqft:
 Ttl Sqft: **993**

DOM

54
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Unknown**
 Flooring: **See Remarks**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **See Remarks**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	0`0" x 0`0"	Kitchen	Main	9`5" x 8`7"
4pc Ensuite bath	Main	0`0" x 0`0"	Bedroom - Primary	Main	11`8" x 11`3"
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	10`6" x 11`1"
Dining Room	Main	9`4" x 9`0"	Living Room	Main	11`10" x 14`2"
Walk-In Closet	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$733

Fee Simple
Fee Freq:
Monthly

M-C2

Legal Desc: **0012941**

Remarks

Pub Rmks: **This bright and inviting 2 bedroom, 2 bath condo offer a great layout ideal for entertaining. Situated in the heart of Windsor Park, close to Chinook Mall, Britannia shopping plaza and proximity to downtown. Step into a welcoming space featuring an open concept layout, highlighted by large windows that flood the rooms with natural light. The living area is perfect for relaxing. The kitchen has a wonderful layout perfect for making nutritious meals and entertaining guests. The master bedroom boasts a generous size, complete with a walk-in closet and an ensuite bathroom for added privacy and comfort. The second bedroom is equally spacious, ideal for guests or as a home office. Step outside to your spacious balcony filled with lots of Calgary's sunshine. Includes one titled parking stall.**

Inclusions: **Call seller directly.**
Property Listed By: **Honestdoor Inc.**

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











