



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**632 56 AVE SW #1, Calgary T2V0G8**

MLS® #: **A2165976**

Area: **Windsor Park**

Listing Date: **09/15/24**

List Price: **\$685,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2021**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,436**  
Low Sqft:  
Ttl Sqft: **1,436**

DOM

**4**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Other**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Stucco, Wood Frame**  
Flooring: **Carpet, Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Freezer, Gas Range, Microwave, Range Hood, Refrigerator, Window Coverings**  
Int Feat: **Open Floorplan, Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`10" x 12`8"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`0" x 11`4"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`8" x 5`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 5`2"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 8`4"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`9" x 8`10"</b>
<b>4pc Ensuite bath</b>	<b>Lower</b>	<b>8`0" x 5`2"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$280

Fee Simple

DC

Fee Freq:  
Monthly

Legal Desc: 2210817

Remarks

Pub Rmks: **Welcome to this upscale 3-bedroom, 3.5-bathroom townhouse located in the prestigious Windsor Park neighborhood of Calgary. The property offers a perfect blend of stylish sophistication and comfort. As you step into this luxurious townhouse, you are greeted by a spacious open floor plan that is drenched in natural light. The main level features an expansive living room, perfect for entertaining or unwinding, and a modern, gourmet kitchen with stainless steel appliances, a large island, and plenty of cabinet space. The three bedrooms are generously sized, each with their own private bathrooms. The master suite is a true retreat, boasting a walk-in closet and a spa-like bathroom with a deep soaking tub and separate shower. Downstairs, the finished basement offers additional living/recreation space, including a full bathroom, with access to the bedroom and living room. Throughout the home, you'll find high-quality finishes such as quartz countertops, and designer light fixtures. In addition to the stunning interior, this townhouse features a detached garage, providing 1 stall per unit and added security for your vehicles. The property is beautifully landscaped, with a concrete patio space to enjoy Summer barbecues and entertaining. Nestled in Windsor Park, you will have easy access to Chinook Mall, Britannia shops/restaurants, 4th street and downtown. This centrally located unit is perfect for anyone looking to enjoy all inner city living has to offer. Book your showing today, as this one will not last long!**

Inclusions: N/A  
Property Listed By: eXp Realty

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









