



THE
A-TEAM

**RE/MAX
FIRST**

705 56 Avenue #301, Calgary T2V 0G6

MLS®#: **A2179162**

Area: **Windsor Park**

Listing Date: **11/14/24**

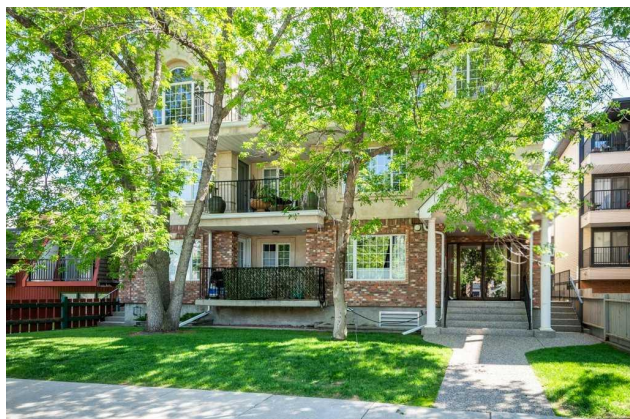
List Price: **\$534,999**

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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **2,047**
Low Sqft:
Ttl Sqft: **2,047**

Garage Door Opener,Stall,Underground

DOM

7

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Crown Molding,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 6`8"	5pc Ensuite bath	Main	12`0" x 11`4"
Dining Room	Main	13`6" x 10`0"	Kitchen	Main	9`9" x 16`0"
Laundry	Main	9`2" x 7`10"	Living Room	Main	21`0" x 25`5"
Bedroom - Primary	Main	17`10" x 12`11"	3pc Bathroom	Second	11`0" x 9`6"
Bedroom	Second	9`3" x 10`2"	Bonus Room	Second	10`6" x 9`6"
Family Room	Second	20`9" x 18`5"			

Legal/Tax/Financial

Condo Fee:
\$1,373

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **9410986**

Remarks

Pub Rmks: **One of a kind, executive 2 storey penthouse / New York style walk up condo located in the inner city. In a very desirable community of Windsor Park, located within walking distance to Chinook Mall and transportation. This NEWLY renovated unit boasts a total of 2047 Sq Ft over 2 levels with a total of 2 bedrooms, an office, 3 large bathrooms, and lofted bonus room. Upon entry, you will be met with a phenomenal natural bright open floor plan with vaulted ceilings and a loft. Gourmet kitchen with oak finishings, newer stainless steel appliances, a built in gas range, and a breakfast eating bar. The floors are authentic hardwood with a special inlay of Purple Heart creating a showcase design. The kitchen opens up to a large living room with soaring vaulted ceilings, built-ins and a 3 sided gas fireplace that is open to a formal dining area. The large primary bedroom comes equipped with built-ins, a large walk-in closet, and a spa-like 5 piece ensuite, complete with a jetted tub and oversized shower. The walk in closet is connected to the large laundry room for added convenience. The private North facing balcony is nestled in the trees creating a tree house feel with privacy. The balcony is accessible from the living room and primary bedroom. The main level is complete with a 2 piece powder room. A gorgeous staircase leads you upstairs to a large family room loft overlooking the living and dining room. This unit boasts one of the most breathtaking, one of a kind, 1500sqft private rooftop terrace, perfect for hosting the most amazing events. The upper floor is complete with a second bedroom, an impressive 3 piece bathroom with a huge steam shower, in floor heating, a den, and a bonus room, perfect for a home office or hobby room. The unit comes with an assigned heated, underground parking stall as well as an oversized storage locker. The complex is very quiet, professionally managed and financially in good standing with a good reserve fund. Located within minutes to downtown, amenities, shopping, and transportation. Ideal for a professional couple or investor. Exceptional value!**

Inclusions:
Property Listed By: **Refrigerator, Dishwasher, Oven, Microwave, Gas Cooktop, Range Hood, Washer, Dryer
Greater Property Group**

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



