



THE
A-TEAM

**RE/MAX
FIRST**

511 56 Avenue #203, Calgary T2V 0G6

MLS®#: **A2185232**

Area: **Windsor Park**

Listing Date: **01/07/25**

List Price: **\$315,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **1,081**

Low Sqft:

Ttl Sqft: **1,081**

DOM

15

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

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

Construction: **Concrete,Stucco**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`3" x 10`0"	Bedroom	Main	14`4" x 9`0"
Dining Room	Main	9`6" x 8`8"	Kitchen	Main	9`6" x 9`2"
Laundry	Main	4`11" x 12`0"	Living Room	Main	19`5" x 13`7"
Bedroom - Primary	Main	19`11" x 11`9"			

Legal/Tax/Financial

Condo Fee:
\$645

Title:
Fee Simple

Zoning:
M-C2

Fee Freq:
Monthly

Legal Desc: **8910587**

Remarks

Pub Rmks: ****Open House: Saturday, January 18th & Sunday, January 19th, 2-4 PM** Welcome to this spacious condo located in the prime Windsor Park, an inner-city community ideally situated near major access roads and amenities such as Macleod Trail, Chinook Mall, Home Depot, Glenmore Trail, Elbow Drive, Britannia Plaza, Stanley Park, Sandy Beach, Sunterra, and Lina's Market. Plus, it's only a 10-minute drive to the downtown core! This impressive 2-bedroom, 1-bath condo features in-suite laundry, extra storage, and underground parking in a quiet, CONCRETE building. The open-concept layout boasts a cozy living room with a wood fireplace, space for a generously sized dining table, a bright kitchen with quartz countertops, a breakfast bar, and ample cabinets. Easy maintenance with the laminate flooring throughout the living areas and bedrooms, with tiled surfaces in the kitchen and bathroom. Enjoy a large balcony perfect for relaxing and BBQing, with southern exposure that invites a bright and sunny atmosphere. Don't miss the chance to see this charming home for yourself!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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











