



THE
A-TEAM

**RE/MAX
FIRST**

705 56 Avenue #101, Calgary T2V 0G9

MLS®#: **A2186361**

Area: **Windsor Park**

Listing Date: **01/21/25**

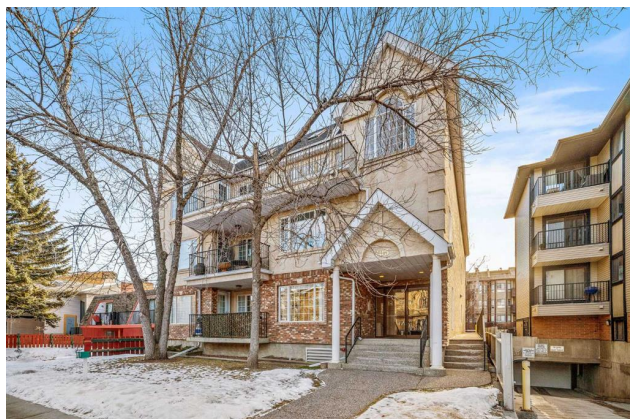
List Price: **\$379,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1994**

Finished Floor Area

Abv Sqft: **1,081**
Low Sqft:
Ttl Sqft: **1,081**

DOM

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Balcony,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Crown Molding,Jetted Tub,No Smoking Home,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`6" x 4`11"	4pc Ensuite bath	Main	8`11" x 12`0"
Bedroom	Main	10`6" x 9`11"	Dining Room	Main	12`10" x 9`11"
Kitchen	Main	9`6" x 10`1"	Laundry	Main	8`10" x 9`0"
Living Room	Main	12`11" x 16`1"	Bedroom - Primary	Main	14`2" x 16`1"

Legal/Tax/Financial

Condo Fee:
\$752

Title:
Fee Simple

Zoning:
M-C2

Fee Freq:
Monthly

Legal Desc: **9410986**

Remarks

Pub Rmks: **Discover an exceptional living space nestled within the desirable community of Windsor Park. This meticulously designed suite offers an expansive floor plan of 1081 sq ft of living space, with a sophisticated open-concept layout, offering privacy with no neighbours on either side of you. This elegant unit features two bedrooms, two full size bathrooms, and a large in-unit laundry room with built-in storage. Enjoy rich hardwood flooring, freshly painted throughout with traditional crown moulding, upgraded light fixtures, a gas fireplace with a traditional fire mantle, along with your own assigned parking stall, and storage space. The large open kitchen is a chef's delight, with a stainless-steel cooktop, loads of countertop space, square tiled backsplash, and a breakfast bar flowing seamlessly into the expansive living room, where you can enjoy the cozy fireplace and dining room, ideal for entertaining with family and friends. Retreat to the spacious primary bedroom featuring an additional door to the outside deck, double wide closet space, and a beautifully upgraded 4-piece en-suite bathroom with a soaker tub and a separate shower. The second bedroom offers a versatile space, perfect for use as a guest room or home office and is conveniently located next to the upgraded 4-piece guest bathroom. Experience the ultimate in urban living with nearby Sandy Beach Park, Britannia, Chinook Centre, Calgary Stampede, and REPSOL Community Centre just minutes away. Condo fees include heat, water, trash, building insurance, professional management, and reserve fund contributions. Welcome Investors, downsizers or first-time home buyers! Call or text to view this breathtaking condo, you will love the hassle-free lifestyle, and easy accessibility to everywhere!**

Inclusions: **Window Coverings, TV Wall Mount in Primary Bedroom, Storage Shelf in Laundry and En-Suite**

Property Listed By: **Century 21 Bamber Realty LTD.**

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







