

108, 727 56 Avenue SW
Calgary, Alberta

MLS # A2164772



\$249,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	778 sq.ft.	Age:	1982 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 580
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Elevator, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Unit 108, 727 - 56th Ave SW Bright, beautiful & freshly painted, two bedroom with secured underground parking! Fantastic inner-city location, tons of amenities just steps away! Walk to Chinook Centre and Britannia Plaza that give you tons of clothing & shoe stores, shops, restaurants, cafe's movie theatre, bowling alley, grocery stores, banks, dentist & medical clinics and more! Everything you need or want just steps away. Short stroll to the park and pathway system of the Elbow River and Sandy Beach. Open and spacious floorplan with the living room being open to the dining area and to the kitchen. Laminate floors throughout. Large living room with patio doors out to the sunny south facing concrete patio, grass area that feels very private. Kitchen boasts stainless steel appliances including a brand new stove and microwave hood-fan. Good-size bedrooms with the primary bedroom having a walk-through closet to the bathroom, a cheater ensuite. In-suite Laundry and a large in-suite storage room. All plus a secured underground parking stall, #37. Secured bike lock up as well. A Pet Friendly Building, allowing up to two pets per unit (20 lb weight max per pet). A quiet Adult Only Building 21+. The Building is in the process of getting all new siding installed, courtesy of a previous hail storm, so not to worry, it will Not affect the reserve fund as it was all covered by insurance. Condo fees include all utilities except electricity. Easy access to downtown and to major road arteries. Walk to the LRT. A lovely home that is affordable in a great inner-city location!