

204, 622 56 Avenue SW
Calgary, Alberta

MLS # A2160642



\$361,500

Division:	Windsor Park		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	989 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Heated Garage, Parkade, Tandem		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 523
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: n/a

Welcome to this top floor 2 storey modern townhouse at Windsor Park Court in the heart of Windsor Park. The main level features an open concept floor plan with 9' ceilings, hardwood floors, a spacious kitchen with plenty of cabinets, large dining area, a generously sized living area with a gas burning fireplace. The upper level features two master bedrooms each having their own 4 piece ensuite bath and generous sized closets, vaulted ceilings, and a balcony off one of the bedrooms Upper-level laundry with stacked washer & dryer and "in-floor" heating for all year comfort. Secured underground heated parkade with a tandem parking stall to fit two vehicles. New hot water tank and boiler system upgraded recently. Close to parks, schools and public transportation and just minutes away from Chinook Centre, LRT, Macleod Trail, Glenmore Trail and easy access to Downtown!