

215, 315 50 Avenue SW
Calgary, Alberta

MLS # A2205443



\$299,999

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	906 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Cedar, Concrete, Stone, Stucco	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home, Pantry, Soaking Tub		

Inclusions: shelves on wall in second bedroom

Concrete building, over 900 square feet! This is NOT your tiny cookie cutter new construction. This bright, beautiful condo has granite counter tops, huge windows, a fantastic spacious layout, high-end light fixtures, wood cabinets and thick heavy doors that dampen sound. It feels more like a house than an apartment. The living room easily fits a full set of furniture, the dining area provides separation of space for entertaining, the kitchen has loads of cupboards, drawers and even a pantry, and the laundry room, with a new (2024) LG washer/dryer, gives you extra storage. The entire building received a complete re-do in 2014, the trim is real wood, the hallway carpet is quality, the trees are beautiful and the location is unbeatable. This concrete building is quiet, clean and well run, with an elevator and extra shared sitting or work space on each floor. Walk or bike to Britannia and visit Lina's Italian Market, do some yoga, shop at Sunterra, go for lunch and then check out Village Ice Cream, Monogram Coffee or Starbucks. For more outdoor fun, you can swim, skate or play tennis at Stanley Park, or walk to Chinook Mall and shop, or hop on the C-train adjacent to Macleod Trail and head downtown. This is a wonderful urban location, just outside the noise and crowds of the central core. Perfect for a first-time buyer, investor, or downsizing family. Tough to beat this price for such a large, high-quality 2-bedroom home.