

**406, 525 56 Avenue SW**  
**Calgary, Alberta**

**MLS # A2212366**



**\$224,500**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	748 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 541
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** All in one washer-dryer

**TOP FLOOR - GORGEOUS RENOVATION - SOUTH FACING BALCONY.** This beautiful FULLY RENOVATED 1 bedroom, 1 bathroom condo is situated in the heart of Windsor Park with close proximity to CF Chinook Centre, LRT station, parks and schools. Offering a bright, open and functional floorplan with modern vinyl plank flooring, chic tones and finishing throughout and a chef's kitchen with timeless white cabinetry, quartz countertops, stainless steel appliances and loads of cabinet space. The dining area transitions to the living room where you will have access to the sunny balcony for summer enjoyment. The primary bedroom is spacious with ample space for a king bed and the 4 piece bathroom will be sure to impress with the modern restoration. Don't overlook the convenient insuite laundry, assigned storage locker, bike storage and heated, underground parking. This well-managed building provides a spacious event room available for booking, perfect for hosting family gatherings or community events. Book your showing today...nothing to do but move in and enjoy all this community has to offer!