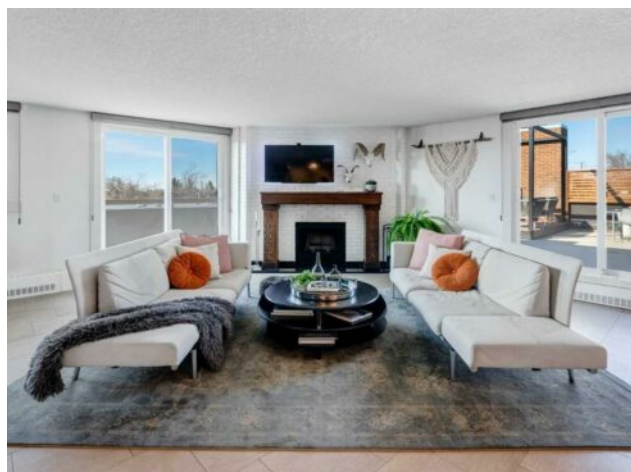


**505, 511 56 Avenue SW
Calgary, Alberta**

MLS # A2213767



\$498,800

| | | | |
|------------------|--------------------------------------|---------------|-------------------|
| Division: | Windsor Park | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,540 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Heated Garage, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 908 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Stucco | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks | | |

Inclusions: TV wall mount above Fireplace, rectangular planters on patio

Open House Saturday April 26, 2-4 p.m. . Wow! An impressive combination of luxurious updated indoor living space and unparalleled outdoor living space. Ultra quiet top floor of concrete building, 1525 ft., 2 BR, 2 full bath home with superior finishing throughout. Custom Martha Stewart "Living” island kitchen, stone counters, Electrolux & Bosch appliances, fresh updated bathrooms, luxury vinyl tile & ceramic tile flooring, custom built-ins, double closets, wood burning fireplace and large in suite laundry room. Open, functional great room plan with bright segregated office/studio space. You will love how all the newer windows (custom blinds) spill natural light into the living areas. 2 smooth slide patio doors open onto the expansive 700 sq.ft. penthouse style wrap around rooftop patio. Peaceful privacy, including a " x " outdoor sitting area with new wood feature walls perfect for entertaining, BBQs, or outdoor workouts while enjoying panoramic southern blue-sky vistas (click 3D for indoor and outdoor panoramas). Abundant storage space in suite and laundry room. Easy care executive lifestyle with 2 heated indoor parking stalls with updated building exterior/common areas, well equipped exercise area with steam room. Well positioned on a quiet tree lined street in the peaceful heart of revitalized Windsor Park offering inner city convenience. Walking distance to LRT, transit, Chinook Mall, shops, restaurants, a short bike ride to Stanley Park, the Reservoir/Elbow River pathways and a 10-minute drive to downtown. Condo fees only \$907 incl. heat, water & sewer. Immaculate home, just move in, relax and enjoy!