

**203, 705 56 Avenue SW
Calgary, Alberta**

MLS # A2232567



\$364,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	990 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 692
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Track Lighting, Vinyl Windows		

Inclusions: TV

LOCATION! LOCATION! LOCATION! Nestled in one of Calgary's most desirable inner-city neighbourhoods, this impeccably renovated two-bedroom, two-bathroom condominium is a rare blend of sophistication, comfort, and convenience. Located in the vibrant community of Windsor Park, offering tree-lined streets and quiet residential area for those looking for tranquility while staying in the city. While just moments from premier shopping, dining, and downtown access. From the moment you enter, you are greeted by the rich texture of pebble epoxy stone flooring a grounding detail that brings a sense of natural luxury underfoot. The kitchen is a true standout—refined and functional—with upgraded cabinetry finished with classic crown moulding, modern hardware, and a new sink and faucet. A custom stone feature elevates the breakfast bar into a statement piece, ideal for casual meals or morning coffee. The open-concept layout flows effortlessly from the dining area to the expansive living room, where sleek laminate flooring and freshly painted walls set a crisp, modern tone. Hunter Douglas window coverings filter the sunlight with understated elegance, while a gas fireplace adds warmth and charm, making the space equally suited for quiet evenings or entertaining with friends and family. Each bedroom is designed with care, offering flexible space and filling with bright, uplifting morning light—the perfect way to start your day. The primary suite is a serene retreat, complete with his and hers closet spaces, a private door to the outdoor deck and a well-appointed 4-piece en-suite. The second bedroom can also be used as a secondary primary as it offers private access to the fully renovated 3-piece guest bathroom, ideal for guests, extended family, or anyone who values extra privacy and comfort. Step outside onto

your private south-east facing balcony and enjoy uninterrupted sun throughout the day. With nearby Britannia Shopping Centre, Chinook Centre, and effortless access to Macleod Trail, Glenmore Trail, and downtown Calgary, this location offers the very best of urban living. Additional features include upgraded lighting, brand new remote ceiling fans in bedrooms, in-suite laundry, an assigned parking stall, dedicated storage, and inclusive condo fees covering heat, water, gas for the fireplace, waste removal, insurance, property management, and reserve contributions. Stylish, spacious, and superbly located—this Windsor Park gem is more than just a home. It's a lifestyle. You will love the modern renovations, the hassle-free lifestyle, and easy accessibility to everywhere!