

\$415,000 - 208, 5703 5 Street Sw, Calgary

MLS® #A2084164

\$415,000

2 Bedroom, 3.00 Bathroom, 1,330 sqft

Residential on 0.00 Acres

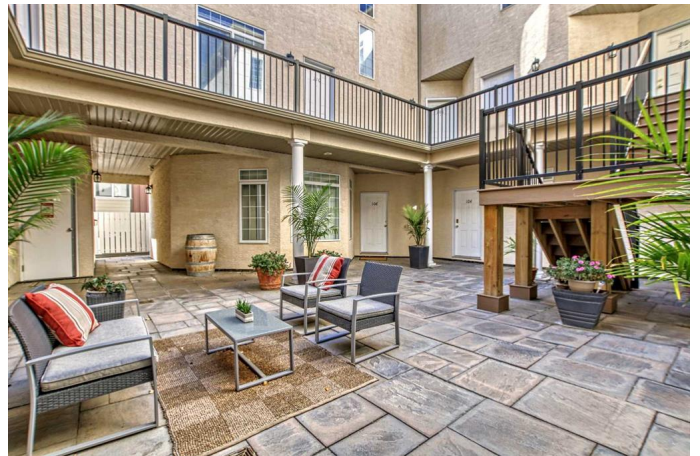
Windsor Park, Calgary, Alberta

Executive 2 storey townhome-style unit in the boutique Windsor Mews condos. This unique spacious unit offers over 1330 square feet of living space, with 2 BEDROOMS, a DEN, 2.5 BATHROOMS, and 2 indoor heated PARKING STALLS. Situated in the desirable inner-city neighborhood of Windsor Park, this PET-FRIENDLY condominium is conveniently located just a short walk from Chinook Mall and the eclectic Britannia Plaza.

â€¢ The unit is also available as a turn-key property with furniture and accessories negotiated separately. Please note, short-term rentals are not permitted in this complex.

â€¢ Featuring 9-foot ceilings and large bay windows, this CORNER UNIT has been extremely well-maintained. The main and upper floors both offer balconies with views of a mature tree-lined street. It boasts the largest functional living space in the entire complex and provides plentiful storage.

â€¢ Upon entering, you will find a welcoming foyer with a spacious under-stairs coat and storage closet. There is a hallway with a half bathroom on one side, and a laundry/storage closet on the other. Continuing down the hallway, you will discover a den that is currently utilized as a TV room but could easily serve as an office, workout room, or guest bedroom. At the front of the property, you will find a large open plan living area. The kitchen offers STAINLESS STEEL APPLIANCES, plenty of cabinets and counter space, and an island with a breakfast bar. The inviting living



room boasts a GAS FIREPLACE and a picture-perfect bay window. The dining area features patio doors leading to the private balcony.

â€¢ The upper floor contains two spacious bedrooms and two bathrooms. The primary bedroom, located at the front of the property, features patio doors leading to a balcony with downtown views. It also boasts an enviable ENSUITE BATHROOM with double arched windows and a LARGE WALK-IN CLOSET. Along the landing, you will find a main four-piece bathroom and a generously sized second bedroom with its own large walk-in closet.

â€¢ This unit is heated with hydronic IN-FLOOR HEATING which is quiet and is desirable for those with allergies . The condo fees are 59c per square foot and include heat, water, gas, garbage, building insurance, landscaping, snow removal, and reserve fund contributions. The resident is responsible for their electric bill and personal insurance.

â€¢ The Windsor Mews complex is extremely well-maintained. Residents can enjoy a private European-style central courtyard, impeccable landscaping with mature trees, and a heated parkade. This is a secure condo with enhanced security measures such as cameras, extra lighting, and a gated entry. It is also a dog-friendly condo accepting large, non-aggressive breeds, upon board approval.

â€¢ This property is perfect for those seeking a maintenance-free, lock-and-leave lifestyle; or for investors looking for a turn-key opportunity. Don't miss out on this incredible unit- make this your right move today!

Built in 1999

Essential Information

MLS® #	A2084164
Price	\$415,000

Sold Price	\$408,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,330
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	208, 5703 5 Street Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1A8

Amenities

Amenities	Parking, Secured Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Parkade, Side By Side, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3
Basement	None

Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Back Lane, Corner Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2023
Date Sold	October 28th, 2023
Days on Market	30
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	2% REALTY
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