

\$324,900 - 205, 628 56 Avenue Sw, Calgary

MLS® #A2094795

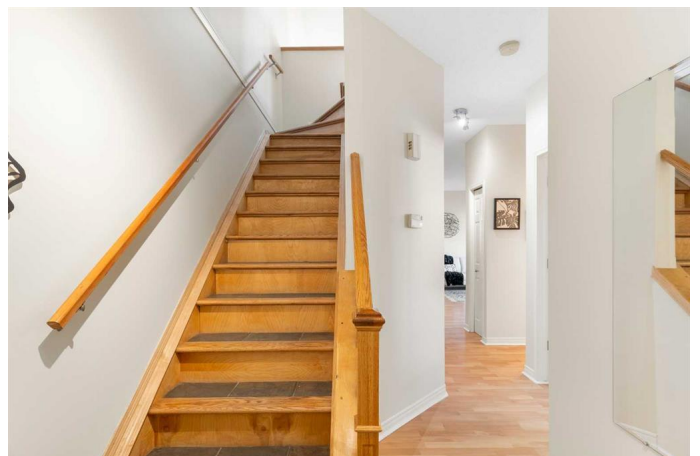
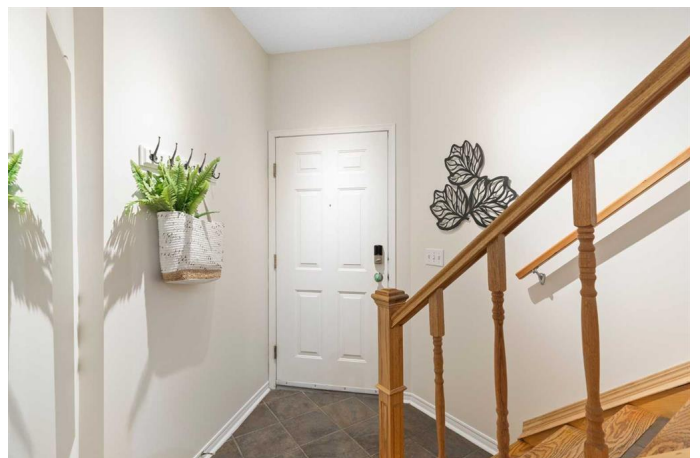
\$324,900

2 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Presenting a fantastic 2 bedroom, 2 bathroom, townhouse in fantastic Windsor Park that offers a perfect blend of modern luxury and thoughtful design. You™ll enjoy the unique layout in this 2 storey unit, with a bright and open living and dining area, adorned with large windows that flood the space with natural light. The main floor is designed for comfort and functionality, featuring a corner gas fireplace, creating a cozy ambiance on chilly evenings. The living area seamlessly connects to a balcony, providing a delightful outdoor space to enjoy your morning coffee or evening breeze. A spacious bedroom (or main floor office) offers versatility, with a nearby 4-piece bath ensuring convenience for both residents and guests. This home has a great functional kitchen, boasting stainless steel appliances, maple shaker cabinets, and elegant tile counters. Laminate and tile floors flow throughout the unit with in-floor heating ensuring a warm and welcoming atmosphere year-round and providing a contemporary and easy-to-maintain aesthetic. Ascend the staircase to the upper level, where a true retreat awaits. The primary suite is a haven of relaxation, complete with a second private balcony, a generously sized walk-in closet, and 4-piece ensuite. The convenience of upstairs laundry adds a modern touch to everyday living. For added comfort, the townhouse includes 2 assigned underground parking stalls (tandem), plenty of in-unit storage, and the hot water tank was recently



replaced in 2020. The location is simply unbeatable, with Chinook Centre, picturesque parks, the Lakeview Golf Course, Rockyview Hospital, Heritage Park, and the scenic Glenmore Reservoir all just blocks away. This inner-city oasis provides a perfect balance of urban amenities and natural beauty. Don't miss the opportunity to make this your new sanctuary in one of Calgary's most sought-after neighborhoods!

Built in 1999

Essential Information

MLS® #	A2094795
Price	\$324,900
Sold Price	\$361,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	205, 628 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0G8

Amenities

Amenities	Other, Storage
Parking Spaces	2

Parking	Assigned, Heated Garage, Parkade, Secured, Stall, Tandem, Underground
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Interior

Interior Features	Laminate Counters, Tile Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Basement	None

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 23rd, 2023
Date Sold	December 2nd, 2023
Days on Market	9
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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