

\$359,900 - 205, 628 56 Avenue Sw, Calgary

MLS® #A2152192

\$359,900

2 Bedroom, 2.00 Bathroom, 1,162 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Discover the charm of this stunning 2-bedroom, 2-bathroom townhouse in the heart of Windsor Park. This 2-storey unit features a unique layout, starting with a bright and open living and dining area adorned with large windows that bathe the space in natural light. The main floor prioritizes comfort and functionality, highlighted by a cozy corner gas fireplace perfect for chilly evenings. Step out onto the balcony from the living area to enjoy your morning coffee or unwind in the evening breeze. A spacious bedroom on the main floor doubles as an office, complemented by a nearby 4-piece bath for convenience. The functional kitchen is equipped with stainless steel appliances, maple shaker cabinets, and tile counters with eating bar. Laminate and tile floors flow throughout the unit, with in-floor heating providing a warm and welcoming atmosphere year-round and ensuring a contemporary, easy-to-maintain aesthetic. Ascend to the upper level to find the primary suite, a true retreat featuring a private balcony, a generously sized walk-in closet, and a 4-piece ensuite. Upstairs laundry adds a modern touch to everyday living. Additional features include 2 assigned underground parking stalls (tandem), ample in-unit storage, and a recently replaced hot water tank (2020). The location is unbeatable, with Chinook Centre, Sandy Beach, picturesque parks, Lakeview Golf Course, Rockyview Hospital, Heritage Park, and the scenic Glenmore Reservoir all just blocks away. This inner-city



oasis offers the perfect balance of urban amenities and natural beauty. Don't miss the chance to make this your sanctuary in one of Calgary's most sought-after neighborhoods!

Built in 1999

Essential Information

MLS® #	A2152192
Price	\$359,900
Sold Price	\$373,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,162
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

Interior

Interior Features	Laminate Counters, Tile Counters, Vaulted Ceiling(s), Walk-In Closet(s)
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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	July 25th, 2024
Date Sold	August 15th, 2024
Days on Market	21
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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