

\$385,000 - 302, 705 56 Avenue Sw, Calgary

MLS® #A2152843

\$385,000

2 Bedroom, 2.00 Bathroom, 987 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Discover the perfect blend of convenience and luxury in this beautifully renovated 2-bedroom, 2-bathroom apartment. Situated in the highly desirable Windsor Park location, this top-floor corner unit offers 982 sq/ft of living space and an abundance of natural light from its southwest-facing orientation. Enjoy easy access to major roadways, and a short walk to Chinook Mall, transit, and various amenities.

- ****Fully Renovated:**** From floor to ceiling, including new bathrooms, kitchen, kitchen appliances, and lighting.
- ****Modern Kitchen:**** Equipped with quartz countertops, matching backsplash, new kitchen appliances, and cabinets, plus breakfast bar seating. The hallway leading to the kitchen is equipped with a built-in wardrobe and a separate closet for shoes.
- ****Spacious Living Area:**** Formal dining room leading into the living room with a gas fireplace and access to a private balcony, offering a courtyard-like feel during summer months.
- ****Primary Bedroom:**** Large with a 5-piece ensuite and additional balcony access.
- ****Second Bedroom:**** Features a cheater door to the main bathroom.
- ****Convenient Laundry Room:**** Ample storage space for all your needs.
- ****Secure Parking:**** Heated underground parking with a large secured storage unit. This unique complex, with only 9 units, is exceptionally well maintained and provides a perfect location close to downtown, public



transportation, restaurants, shopping, green spaces, schools, and more! Don't miss out on this opportunity to own in Windsor Park. Schedule a viewing today and make this beautiful unit your new home!

Built in 1994

Essential Information

MLS® #	A2152843
Price	\$385,000
Sold Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	987
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	302, 705 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0G9

Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Assigned, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters,
-------------------	--

	Soaking Tub, Storage, Track
Appliances	Dishwasher, Dryer, Electric I Washer, Window Coverings
Heating	Baseboard, Hot Water, Natur
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Ro
# of Stories	3



Exterior

Exterior Features	Balcony, Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 15th, 2024
Days on Market	20
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.